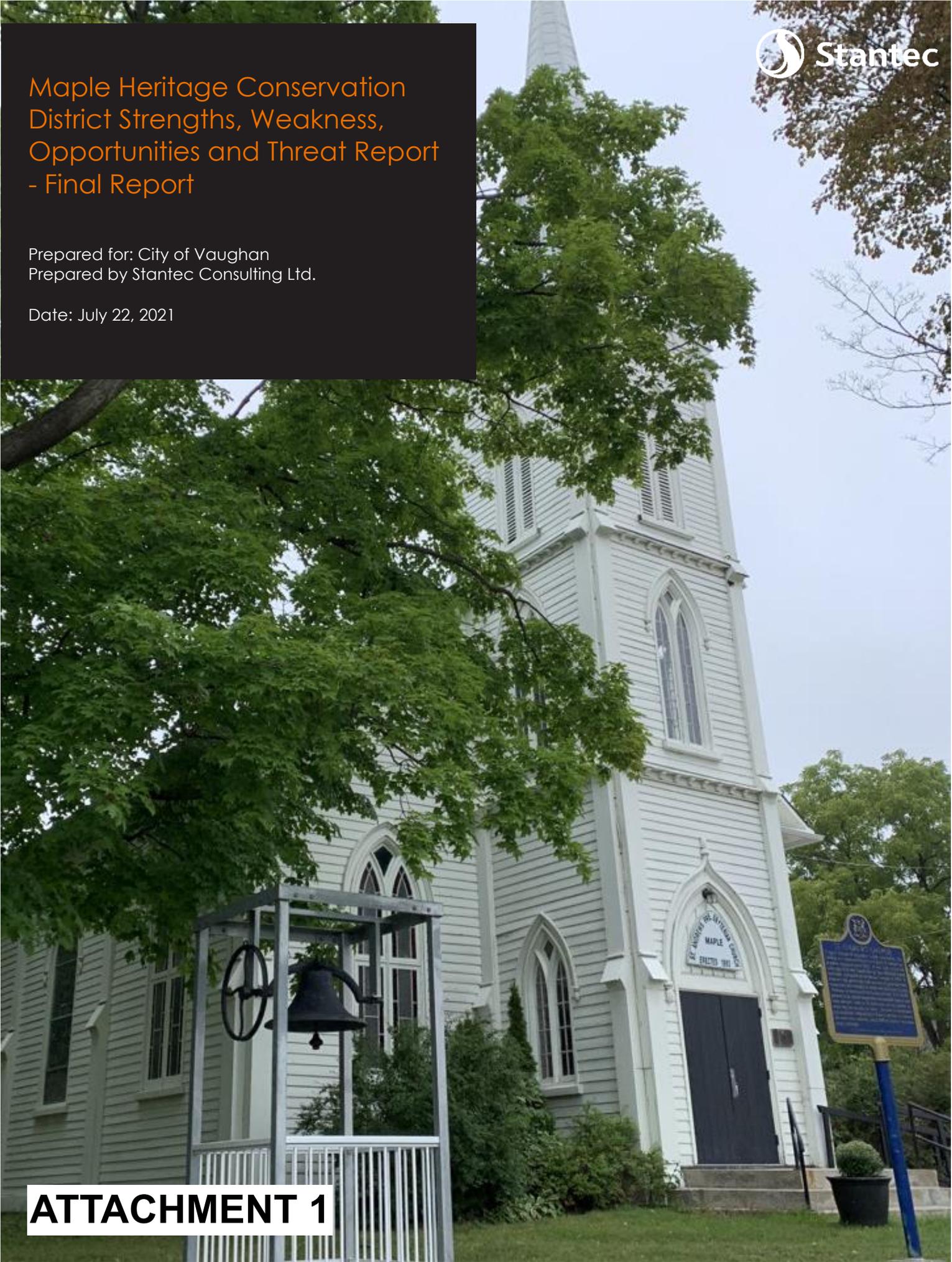


Maple Heritage Conservation District Strengths, Weakness, Opportunities and Threat Report - Final Report

Prepared for: City of Vaughan
Prepared by Stantec Consulting Ltd.

Date: July 22, 2021



ATTACHMENT 1



**Maple Heritage Conservation
District Strengths, Weaknesses,
Opportunities and Threat Report**

Final Report

July 22, 2021

Prepared for:

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MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

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MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

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MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Executive Summary

In 2020, the City of Vaughan retained Stantec Consulting Ltd. and a+Link Architects to conduct an update to the Maple Heritage Conservation District (HCD) Plan. The existing Maple HCD Plan was prepared in 2007 and has guided conservation, restoration, demolition, new development, and streetscaping/landscaping since that time. Since 2007 several changes have occurred in the HCD and the City has initiated the update process to provide a plan that is a more current reflection of the HCD's character and is in line with the updated policy framework.

As part of the update process, this report has been prepared to provide a review of the existing Maple HCD Plan, the policy framework, the existing conditions of the HCD, and to identify the strengths, weaknesses, opportunities and threats (SWOTs) of the HCD.

The SWOT analysis determined that while many aspects of the HCD have been functioning successfully since 2007, the HCD demonstrates some key weaknesses. As a whole the district does not demonstrate a coherent or consistent heritage character throughout. Increasing development within the HCD since 2007, while largely conforming to the policies of the HCD Plan, has begun to overwhelm the heritage character of the Maple HCD and is changing the form and lot patterns that diverge from the traditional patterns of development found within a rural police village. The historic buildings of the existing HCD are not supported by a consistent streetscape that lends visual cohesion to the HCD. Major arterial roads contrast with built resources that would have been part of a formerly small village and rural setting. The overall streetscape character, which includes public and private residential landscaping as viewed from the public domain, has been highly impacted by change over the years, likely preceding the 2007 HCD Plan. As a result, the Project Team has determined that boundary changes to the existing HCD are required to support a defensible HCD Plan.

Consultation with the public, however, strongly showed that the community's values are in direct contrast to the Project Team's findings that suggest the boundary should be removed or reduced in order to better meet the criteria of an HCD and reflect a more concentrated, coherent, and cohesive heritage area. The contrast of public feedback and the study findings is an important consideration. Based on data analysis alone, reducing the HCD boundary would be the most appropriate course of action. However, this would leave vulnerable the remaining areas of Maple within which the community has expressed a desire to continue to manage change. As a result, recommendations must consider how to balance these two perspectives.

Based on the data analysis conducted in the preceding sections of the report, a reduced boundary that focuses on the 'core' area of Maple near the intersection of Major Mackenzie Drive and Keele Street would contain a higher concentration of heritage resources. It is recommended that an updated HCD Plan be prepared for this area. The new HCD Plan would supersede the 2007 plan for this area. The Project Team also recommends that for the interim the existing Maple HCD as established in 2007 be retained in addition to the designation of the new, core area. This means that Maple would have two concurrent HCDs – the new, smaller HCD with an updated plan, surrounded by the existing Maple HCD. The existing



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

area not contained within the new HCD would still be subject to the 2007 HCD Plan and Guidelines, operating the same as it currently does. It is recommended that additional Planning tools, such as a Development Permit System (DPS) should be explored by the City through a separate Official Plan Amendment process to eventually replace the 2007 HCD boundary and provide a means of managing change in this broader area and responding to community needs but has more flexibility than an HCD Plan that is tied strictly to heritage character. The Project Team recommends a phased approach, so that while the DPS is being explored by the Town, that the existing area is not vulnerable to additional development pressures that it may face if the HCD were repealed.



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Abbreviations

| | |
|--------|---|
| BCE | Before Common Era |
| CE | Common Era |
| CHAR | Cultural Heritage Assessment Report |
| CHL | Cultural Heritage Landscapes |
| CRB | Conservation Review Board |
| DPS | Development Permit System |
| EIFS | External Insulation Finishing System |
| ESR | Environmental Assessment Study Environmental Study Report |
| FSI | Floor Space Index |
| GGH | Greater Golden Horseshoe |
| GTA | Greater Toronto Area |
| HCD | Maple Heritage Conservation District |
| LPAT | Local Planning Appeal Tribunal |
| MHSTCI | Ministry of Heritage, Tourism, Sport and Culture Industry |
| MMS | Main Street Mixed-Use – Maple |
| OHA | Ontario Heritage Act |
| OLT | Ontario Land Tribunal |
| PPS | Provincial Policy Statement |
| YROP | York Region Official Plan |



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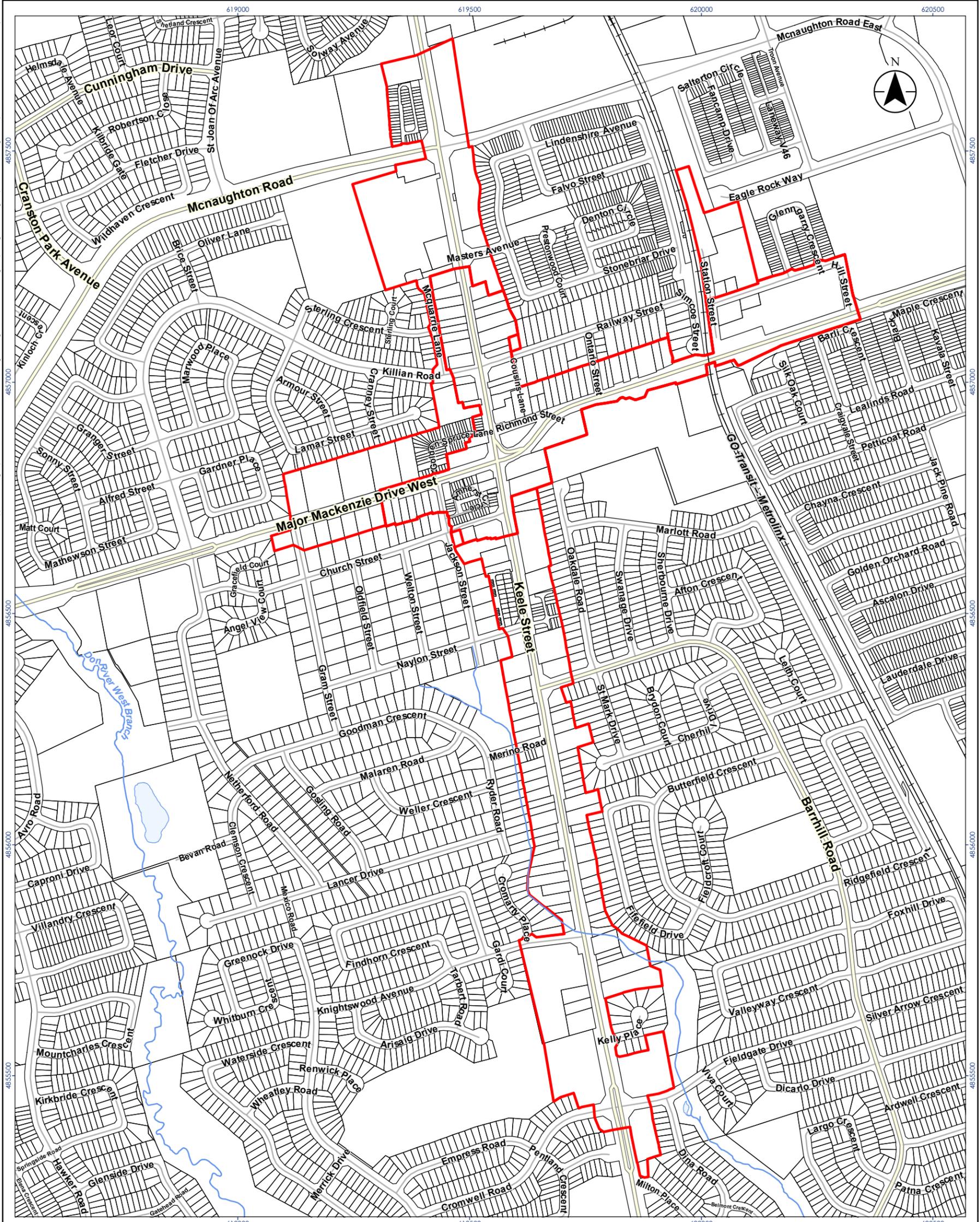
Introduction
July 22, 2021

1.0 INTRODUCTION

1.1 STUDY PURPOSE

In 2007, the City of Vaughan (the City) established the Maple Heritage Conservation District (HCD). The boundaries of the Maple HCD consist of properties fronting along Keele Street between just north of McNaughton Road and just south of Fieldgate Road, and Major Mackenzie Drive between Gram Street and Hill Street (Figure 1). Since its creation in 2007, the Maple HCD has undergone substantial changes and numerous developments have occurred within its boundary. To determine the effectiveness of the HCD and to respond to proposed legislative changes in the *Ontario Heritage Act* (OHA), the City initiated a review of the Maple HCD and retained Stantec Consulting Ltd. (Stantec) to conduct the Maple HCD Plan Update. This project is a two-phase undertaking: Phase 1 includes analysis of the existing conditions of the Maple HCD, the applicable policy framework, and completion of a strengths, weaknesses, opportunities and threats (SWOT) review related to the HCD as it currently exists. This includes a review of the existing boundary of the Maple HCD. Phase 2 includes preparation of an updated HCD Plan to improve how change is managed in the area in response to the SWOT findings. This report is the result of the Phase 1 Study.





- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody



Project Location: City of Vaughan
 Prepared by: 160940692 REV A, Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
 MAPLE HCD

Figure No.: 1

Study Area

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.

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MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Background on the Existing Maple Heritage Conservation District Study and Plan
July 22, 2021

2.0 BACKGROUND ON THE EXISTING MAPLE HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

2.1 INTRODUCTION

Conservation and enhancement of the Village of Maple's character has been part of the planning and urban design framework in the City since the late 1990s. In 1996, the City retained KMK SCI Consultants to prepare the Maple Streetscape and Urban Design Guidelines Study. As noted in the 2006 HCD Study, while the Urban Design Study was a useful guide in setting the framework for new development, it lacked legislative power to protect and enhance the heritage features of the historic village. Council retained Philip H. Carter Architect and Planner in 2003 to conduct an HCD Study for the Village, which was completed in 2006, followed by the HCD Plan in 2007.

2.2 SUMMARY OF EXISTING HCD DOCUMENTS

2.2.1 Heritage Conservation District Study

The 2006 HCD Study provided a brief overview of Maple's history. The community emerged in the mid-19th century as a crossroads village at the intersection of present-day Major Mackenzie Drive and Keele Street, and grew with the arrival of the Ontario, Huron and Simcoe Railway in 1900 (for a more detailed summary of the HCD's history, see Section 3.0). The HCD Study established the boundary of the HCD based on characteristics outlined in the *Ontario Heritage Toolkit*. It was principally based on the properties fronting on both sides of Major Mackenzie Drive and Keele Street that were part of the Police Village of Maple Boundary (established in 1928). The report noted that there had been contemporary developments within the area, and that heritage resources within the southern portion of the boundary were more sparse than the northern section, but their inclusion was recommended as a means to help control the setting of the remaining heritage properties.

The statement of significance prepared for the Maple HCD Study is as follows:

The Village of Maple is one of only five 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. (Two of these, Thornhill and Kleinberg, have been made Heritage Conservation Districts.) The Ontario Huron and Simcoe Railway, the first in Canada, provided the opportunity for modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th and early 20th century buildings, and the character of the village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Maple Village Heritage Conservation



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Background on the Existing Maple Heritage Conservation District Study and Plan
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District is proposed. The proposed District consists of the historic block of Church and Jackson Streets, and properties along the two main road, roughly to the extent of the old Police Village.

The Maple Village Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer buildings that respect the scale and site-plan characteristics of a historic village. The heritage character, shown in sections 4.1 through 4.8 of the study, is worthy of preservation.

(Carter and Oberst 2006)

The 2006 HCD Study did not specifically define heritage attributes of the proposed district but referred to the overall conditions of the HCD and its heritage properties as they existed at the time of the study. Heritage attributes of individual buildings were provided in the inventory, which, although providing a detailed description of each property, did not clearly articulate which features were or were not considered to be heritage attributes. In this regard, the study did not directly conform to the requirements of the OHA.

The HCD Study includes an inventory of the buildings within the HCD Study Area completed in 2005 by Nicholas A. Holman. Entries in the inventory contain the address and a photo of the building, but are otherwise inconsistent; at their most detailed, they contain a description of the building's existing condition (including architectural style, features, materials, etc.), a summary of past inhabitants or history of the building, a note on its streetscape context, and overall comments, up to a full page in length per property. Other entries contain little more than the photo, address, and brief description.

2.2.2 Heritage Conservation District Plan

The Maple HCD Plan was prepared in 2007, following completion of the HCD Study. The stated overall objective of the HCD Plan was to “ensure the retention and conservation of the District’s cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District’s architectural, historical, and contextual character” (Carter and Oberst 2007).

The HCD Plan also provided several other objectives, specifically related to heritage buildings, non-heritage buildings, landscape/streetscape, new development, community support and business/tourism. It identifies “heritage buildings” as those that were listed on the City’s 2005 “Listing of Buildings of Architectural and Historical Value” at the time. Out of the 216 properties recommended for inclusion in the HCD boundary, 51 were identified as “heritage”. These included:

- 9470 Keele Street
- 9860 Keele Street
- 9944 Keele Street
- 9980 Keele Street
- 9994 Keele Street
- 10101 Keele Street
- 10108 Keele Street
- 9690 Keele Street
- 9891 Keele Street
- 9946 Keele Street
- 9983 Keele Street
- 10049 Keele Street
- 10103 Keele Street (Previously 10111 Keele Street)
- 10114 Keele Street
- 9773 Keele Street
- 9926 Keele Street
- 9964 Keele Street
- 9986 Keele Street
- 10084 Keele Street
- 10104 Keele Street
- 10117 Keele Street



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Background on the Existing Maple Heritage Conservation District Study and Plan
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- 10122 Keele Street
- 10137 Keele Street
- 2116 Major Mackenzie Drive West
- 2141 Major Mackenzie Drive West (previously 9995 Keele Street)
- 2174 Major Mackenzie Drive West
- 2285 Major Mackenzie Drive West
- 2347 Major Mackenzie Drive West
- 30 Station Street
- 11 Church Street
- 4 Richmond Street
- 10125 Keele Street
- 10361 Keele Street
- 2126 Major Mackenzie Drive West
- 2142 Major Mackenzie Drive West
- 2269 Major Mackenzie Drive West
- 2291 Major Mackenzie Drive West
- St. Andrew's Cemetery
- 8 Church Street
- 15 Church Street
- 6 Richmond Street
- 10128 Keele Street
- 2000 Major Mackenzie Drive West
- 2134 Major Mackenzie Drive West
- 2150 Major Mackenzie Drive West
- 2273 Major Mackenzie Drive West
- 2339 Major Mackenzie Drive West
- 1 Jackson Street
- 10 Church Street
- 2 Richmond Street
- 18 Richmond Street

The objectives of the 2007 HCD Plan are as follows:

Objectives for Heritage Buildings

- *To conserve heritage attributes, distinguishing qualities or character of heritage buildings and avoid the removal or alteration of any historic or distinctive architectural feature.*
- *To correct unsympathetic alterations to heritage buildings.*
- *To undertake the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.*

Objectives for Non-Heritage Buildings

- *To retain and enhance complementary characteristics of non-heritage buildings.*
- *To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District*

Objectives for Landscape/Streetscape

- *To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.*
- *To preserve trees and mature vegetation and encourage the planting of species characteristic of the District, where possible. Native urban-tolerant trees are preferred; however, non-indigenous species with compatible forms and characteristics should be allowed in recognition of the harsher urban conditions that now exist.*



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Background on the Existing Maple Heritage Conservation District Study and Plan
July 22, 2021

- *To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.*

Objectives for New Development

- *To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability.*
- *To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.*

Objectives for Community Support

- *To foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the need to conserve these resources for future generations.*
- *To facilitate public participation and involvement in the conservation of heritage resources and further development of the District.*
- *To offer assistance and incentives to individual heritage property owners to encourage the use of proper conservation approaches when undertaking improvement projects.*

Objectives for Business/Tourism

- *To work with owners in the Commercial Core to maintain a progressive and competitive business environment while at the same time protecting the heritage attributes of the District that make the area a unique and distinctive shopping environment.*
- *To acknowledge that the Heritage District is an asset that contributes to the commercial success of the District and the larger municipality.*

The remainder of the HCD Plan set forth the district policies and illustrated guidelines to achieve the objectives, outlining policies for heritage buildings, non-heritage buildings, new construction, and landscapes.



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Historical Development of the Village of Maple
July 22, 2021

3.0 HISTORICAL DEVELOPMENT OF THE VILLAGE OF MAPLE

3.1 SURVEY AND EARLY SETTLEMENT (1788-1852)

The City of Vaughan is situated on the traditional territories of the Mississaugas of the Credit First Nation, Anishinaabeg of the Williams Treaty First Nation, the Huron-Wendat, and the Metis Nation (City of Vaughan 2020a). In 1787, the Toronto Purchase was completed between the Crown and the Mississaugas, ceding present-day Vaughan to the Crown, although the final borders were not delineated until 1805 (Toronto Public Library 2018).

The City of Vaughan was previously the Township of Vaughan. Initial plans for the survey and location of Vaughan Township date to 1788 when Surveyor John Stegmon submitted a “rough plan for location in Vaughan” to the Surveyor General’s office (Miles and Co. 1878). However, the formal survey of the township did not begin until 1795 and was undertaken by Surveyor Abram Tredell. The survey was expanded over subsequent decades and completed in 1851 (Reaman 1971: 45). The Township of Vaughan was surveyed using the double front survey system, which was widely used in Upper Canada between 1815 and 1829. This survey system created lots of 200 acres with road allowances located in front of each concession and every fifth or sixth lot (Plate 1). This system allowed 100-acre grants of half lots since road allowances were located on both the front and rear halves of the lot (Weaver 1968: 14,16).



Plate 1: Double Front Survey System (Dean 1969)

The initial development of the community of Maple was clustered around the road allowance between Lots 20 and 21 of Concession 3 (present-day Major MacKenzie Drive West) and the road allowance between Concessions 3 and 4 (present-day Keele Street).

The first Crown Patent among these lots was issued in 1799 when Samuel Street was granted Lot 21, Concession 4 (ONLand 2020a). This was followed in about 1809 when Sergeant John Ross was granted the west half of Lot 20, Concession 3 (ONLand 2020b). In 1828, Lot 20, Concession 4 was granted to King’s College and in 1845 the west half of Lot 21, Concession 3 was granted to Joseph Fraser (ONLand 2020a and c).



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Historical Development of the Village of Maple
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Maple developed as a hamlet beginning in the 1830s when Methodist and Presbyterian church services were held in the area (City of Vaughan 2020b). The Rupert and Noble families factor prominently into the early history of Maple. They were important landowners and prominent citizens of the community (City of Vaughan 2020b and Reaman 1971: 110). Adam Rupert first purchased land in Maple in 1811 and Joseph Noble first purchased land in 1840 (ONLand 2020a and c). The community of Maple was alternatively called Rupertsville and Nobleville in the 1840s (Reaman 1971: 110)

Adam Rupert was born in Germany and settled in Pennsylvania before immigrating to Upper Canada. He died in 1813. His sons, Adam and Jacob, remained in Vaughan Township (Toronto Star 2016; Billion Graves 2020). The Census of 1851 lists Adam as a farmer born in Upper Canada and married to Frances Rupert, born in Ireland in 1813. The Rupert family included John Rupert, a 22-year-old farmer, Jacob Rupert, a 20-year-old clerk, Edmond Rupert a 16-year-old laborer, Joseph Rupert, age 8, and Alfred Rupert, age 3. Jacob Rupert is listed as a 40-year-old farmer born in Upper Canada. He lived with his wife Rachel, age 37. The Rupert family also included Oliver, a 16-year-old laborer; John Rupert, age 15; Adam Rupert, age 8; Mary-Ann Rupert, age 4; and Lousinda Rupert, age 2. The Census of 1851 lists Joseph Noble as a 35-year-old storekeeper who was born in Ireland. He lived with his wife, Sarah, age 26 and born in the United States. The family also included Jane, age 7; Arthur, age 5; Thomas, age 2 (Library and Archives Canada 1851).

The Census also demonstrates that Maple had developed into a hamlet with several commercial services. Professions listed amongst neighbours of Noble and Rupert included shoemaker, carpenter, laborer, tailor, engineer, blacksmith, and weaver (Library and Archives Canada 1851). The hamlet also included a post office, which opened in 1852. The post office was named Maple, causing the other names to fall out of use. Joseph Noble served as the first postmaster and subsequent postmasters were members of the Noble or Rupert family until 1889 (Library and Archives Canada 2014). The generally accepted origin for the name Maple is because Keele Street was formerly lined with many maple trees (Carter and Oberst 2007).

3.2 19TH CENTURY DEVELOPMENT (1853-1899)

The development of Maple accelerated when the Ontario, Simcoe and Huron Railroad was built between Toronto and Collingwood. The railway was the first to be constructed in Toronto. Service between Toronto and Aurora began in 1853, including a stop in Maple, which was built to service the community of Richmond Hill. By the end of 1853, the railway had reached Barrie and in 1855 the railway was completed to Collingwood. In 1858, the railway was reorganized as the Northern Railway of Canada and in 1888, became part of the Grand Trunk Railway system (Peltenburg 2020).

The completion of the railway line spurred a boom of development in Maple. Land registry records show that significant subdivision of lands in the Study Area began at the end of 1852 when lots between 1/5 of an acre and one acre were sold to facilitate the development of the community (ONLand 2020a, 2020b, and 2020c). The community benefited from frequent rail service to Toronto as trains stopped in Maple five days a week (Reaman 1971:110). In addition to rail service, a stagecoach ran between Maple and Richmond Hill (Reaman 1971: 111).



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By the end of the 19th century, Maple contained a population of about 400. The community had a wide variety of services and industries, including a tinsmith, blacksmith, barber, painter, planing mill, pump manufacturer, mason, carpenter, carriage builder, wagonmaker, sawmill, doctor, harness maker, butcher, and shoemaker (Reaman 1971: 111).

3.3 20TH CENTURY DEVELOPMENT

The community of Maple continued to grow and prosper in the 20th century. Infrastructure improvements carried out in the community during the first decades of the 20th century included the introduction of telephone service in 1910 and the arrival of electric power in 1914 (Reaman 1971: 111). Despite the growth of Maple during this period, it remained municipally part of the Township of Vaughan.

In 1928, Maple became a Police Village. A Police Village was generally established in communities that did not wish to fully incorporate or hamlets too small for incorporation. A Police Village had an appointed Board of Police which had limited powers to pass by-laws and maintain public order. Otherwise, a Police Village remained part of its surrounding township (Archives of Ontario 2019).

In the early to mid-20th century Maple and the surrounding area was still largely rural, with supporting industries in and near Maple such as a dairy, cattle breeding association, farm implement factory and grain mills (east of the Police Village). In the mid-20th Century, Maple and the surrounding area began to transition to other uses. The provincial Ministry of Natural Resources established a research facility nearby, a small airport was constructed just east of Maple (near where Avro Road currently exists) and industrial businesses were being established on the east side of Keele Street including lumber yards and greenhouses (City of Vaughan, 2021).

The Township of Vaughan experienced rapid growth in the post-war period, similar to many other communities in the Greater Toronto Area in the mid-20th century. In 1952, King's Highway 400 was completed between Toronto and Barrie, creating an important transportation corridor through the community and reducing the travel time between Vaughan and Toronto (Bever 2020). As a result, beginning in the 1950s, Maple experienced a wave of detached suburban residential construction centered around car use. Between 1955 and 1975 residential development occurred in the southwest part of Maple, between the Don River West Branch and Lancer Drive (York Region 2020).

In 1970, the Regional Municipality of York was created to replace the existing County of York. As part of this reorganization the police villages of York County were dissolved effective January 1, 1971. The Police Village of Maple was included in the new Town of Vaughan, which was an amalgamation of the Village of Woodbridge and the Township of Vaughan (Welch *et al.* 2020; Government of Ontario 1970).

Maple continued to grow in the late 20th century as part of the Town of Vaughan. Significant expansion of suburban development in Maple occurred between 1978 and 1988 to the southeast and northwest of the intersection of Major Mackenzie Drive and Keele Street (York Region 2020). In 1991, Vaughan changed its municipal status to a City. The population of the City of Vaughan was 306,233 in 2016 (Welch *et al.* 2020).



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4.0 EXISTING CONDITIONS OF THE MAPLE HERITAGE CONSERVATION DISTRICT

4.1 INTRODUCTION

An important part of the Maple HCD Plan update process is to determine what the HCD looks like in its current form. By talking stock of existing conditions, the municipality can measure how the HCD has performed since 2007 and whether the objectives are being met. To identify the existing conditions of the HCD, the Project Team reviewed City data such as the zoning by-law, and collected data using the ArchGIS Collector Program. The team collected data for each property, including the historical use of each property (e.g. original land use or building type), current use, building height, building type (e.g. single detached, rowhouse, plaza) building materials, architectural style or influence, construction date, and presence of mature vegetation or landscape feature. The results of this data collection are summarized in the following sections, and illustrated through the accompanying charts, maps, and figures.

4.2 POLICY FRAMEWORK

4.2.1 Introduction

The responsibilities for long-term land use planning in Ontario is a shared responsibility between the Province and municipal governments. The Province sets out broad direction for land use planning through the *Planning Act* and the *Provincial Policy Statement* (PPS). Decisions at the municipal level are required to “be consistent with” the PPS.

In some parts of the province, provincial plans provide more detailed and geographically-specific policies to meet certain objectives, such as managing growth. The *Growth Plan for the Greater Golden Horseshoe* is an example of a geographically-defined regional plan. Municipal decisions in areas with a defined provincial plan have a more stringent standard for compliance, as decisions are required to “conform” or “not conflict” with the policies in these plans.

Other Provincial regulatory systems are connected to land use planning, including the OHA. This Act enables municipalities and the Province to preserve Ontario’s heritage by protecting heritage properties and archaeological sites. The OHA also provides specific guidance on implementing heritage conservation in HCDs.

Official plans, at the regional and local level, are the primary vehicle for implementing provincial land use policy. With official plans being updated regularly to reflect provincial interests, these documents are used as a tool to guide the integration of matters that impact land use decisions, such as infrastructure, housing, economic development, and cultural heritage. Zoning is a tool enabled through the *Planning Act*



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and guided by municipal plans that acts to further regulate the characteristics of the use of land within municipalities.

Together, the provincial and local policies and plans provide protection for built and cultural heritage resources. This section details the review of the policy framework within the Region of York and City of Vaughan, including reviewing the current Zoning By-law.

4.2.2 The Planning Act

The legal basis of Ontario's land use planning system is outlined by the *Planning Act*. The document identifies the approach to planning and assigns responsibilities and duties to those involved in the land use decision-making processes for policy development, land division, and development control, as well as administration and public participation. A key purpose of the Act is to integrate matters of provincial interest in provincial and municipal planning decisions. Within the list of provincial interests outlined in the Act, "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" is a provincial interest which decision-makers need to consider when carrying out their responsibilities (Government of Ontario 1990b).

Further policy guidance on this, and all matters of provincial interest, are set out in the PPS.

4.2.3 The Provincial Policy Statement

The policy foundation for regulating the development and use of land in Ontario is found in the PPS. It includes direction on matters such as managing growth, new development, and cultural heritage. It outlines a vision for Ontario's land use planning framework that promotes and enhances human health and social well-being within communities, while protecting natural and cultural resources that provide environmental, economic, and social benefit.

Relevant policies within the PPS speak to the conservation of heritage resources, including HCDs, in the following manner:

- Ensuring there is coordination, integration and a comprehensive approach to managing cultural heritage resources (Section 1.2.1)
- Supporting long-term economic prosperity by encouraging a sense of place, which involves promoting well-designed built form and cultural planning, and by conserving features that help define character, including **built heritage resources** and **cultural heritage landscapes** (Section 1.7.1 e.)
- **Significant built heritage resources** and **significant cultural heritage landscapes** are to be conserved (Section 2.6.1). *Significant, in this case, refers to those resources that have been determined to have cultural heritage value or interest through a process established by the Province under the authority of the Ontario Heritage Act.*



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- There shall be no development and site alteration on lands containing **archaeological resources** or **areas of archaeological potential** unless **significant archaeological resources** have been **conserved** (Section 2.6.2)
- Planning authorities are not to permit **development** and **site alteration** on **adjacent lands** to **protected heritage property** except where the proposed **development** and **site alteration** has been evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be **conserved** (Section 2.6.3). *Here, **adjacent lands** refer to those properties that are contiguous or otherwise defined through municipal policy.*
- Additionally, planning authorities should consider and promote cultural plans in conserving cultural heritage and archaeological resources (Section, 2.6.4)
- Engaging with Indigenous communities and considering their interests when identifying, protecting and managing cultural heritage and archaeological resources is another responsibility of planning authorities (Section, 2.6.5)

Amendments to the PPS in 2020 have introduced changes to the definitions of some of the terms and/or phrases contained in the above noted policies. For instance, the definition of **conserved** has been amended to note that conservation efforts are to be achieved by implementation measures that have been “approved or adopted by the planning authority or decision-maker” as set out in a conservation plan or impact assessment. Additionally, the definition of **cultural heritage landscape** has been clarified to include buildings and views as features that may be classified under this category, and to simplify the list of enabling mechanisms for determining such properties to the OHA, federal and/or international registers, or those protected through official plans, zoning by-laws or other land use planning mechanisms.

As a result of these changes, the regional and local official plans will need to be updated, including the City of Vaughan’s Official Plan (2010), to reflect PPS 2020 policy directions and definitions on cultural heritage resources.

4.2.4 Growth Plan for the Greater Golden Horseshoe

The Greater Golden Horseshoe contains an array of irreplaceable cultural heritage resources, a term which is defined by the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) as those “determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people”. These can include built heritage resources, cultural heritage landscapes and archaeological resources that are either previously identified by official sources or their significance is determined after evaluation. These important resources contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. The prevailing policy requirements contained in the Growth Plan are outlined in Section 4.2.7, as follows:



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1. **Cultural heritage resources** will be **conserved** in order to foster a sense of place and benefit communities, particularly in **strategic growth areas**.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of **cultural heritage resources**.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

As decision-makers are required to conform with the policies of Growth Plan, policy at the municipal level reflects the need to address the revitalization and preservation of cultural heritage resources within core historic areas, and promote its value and benefit to the community.

4.2.5 York Region Official Plan

4.2.5.1 Cultural Heritage Resource Conservation Policies

York Region supports a rich cultural heritage and development guided by the York Region Official Plan (YROP). The YROP describes how the Region plans to accommodate future growth and development while meeting the needs of existing residents and businesses. It provides directions and policies that guide economic, environmental, and community planning decisions. The policies of the YROP help coordinate and set the stage for more detailed planning by local municipalities and provides a framework for respecting their natural and cultural heritage.

Section 3.0 of the YROP outlines the policies related to healthy communities, which are described as communities that provide a strong sense of belonging and identify and contribute to a high-quality of life. Furthermore, Section 3.4 provides the Region's policy framework for cultural heritage with an objective to "recognize, conserve and promote cultural heritage and its value and benefit to the community". In particular, the following policies of Council are designed to promote cultural heritage activities and to conserve cultural heritage resources:

- To encourage local municipalities to compile and maintain a register of significant **cultural heritage resources**, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government (3.4.1)
- To ensure that **cultural heritage resources** under the Region's ownership are conserved (3.4.2)
- To require local municipalities to adopt official plan policies to conserve significant **cultural heritage resources** (3.4.3)
- To promote heritage awareness and support local municipal efforts to establish heritage conservation districts (3.4.4)
- To ensure that identified **cultural heritage resources** are evaluated and conserved in capital public works projects (3.4.5)



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- To require that **cultural heritage resources** within secondary plan study areas be identified, and any significant resources be conserved (3.4.6)
- To encourage local municipalities to use community improvement plans and programs to conserve **cultural heritage resources** (3.4.7)
- To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape (3.4.8)
- To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form (3.4.9)
- To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups (3.4.10)
- To require local municipalities to adopt official plan policies to conserve significant **cultural heritage resources** and ensure that **development** and **site alteration** on **adjacent lands to protected heritage properties** will conserve the **heritage attributes** of the **protected heritage property** (3.4.11)

4.2.6 City of Vaughan Official Plan

4.2.6.1 Cultural Heritage Resource Conservation Policies

The City's Official Plan describes the Village of Maple as one of the four historic villages in the City. In the late 18th and 19th centuries, European immigrants began to occupy lands in the area following the patterns of First Nations settlement along streams and trails. This led to the founding of the four original villages of Maple, Thornhill, Woodbridge, and Kleinburg/Nashville – all serving as centres for a primarily rural area. Over the 20th century, growth led to continued development of the area's cultural heritage resources with a variety of resources that provides links to the City's past. Additional information regarding the history of the area is provided in Section 3.0. The City policies aim to support the protection of many cultural heritage resources and support the use and educational potential of these resources.

Generally, the cultural heritage policies of the City's Official Plan are to:

- 6.1.1.1 Recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.*
- 6.1.1.2 Support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.*

As such, the growth management strategy for the City of Vaughan, as expressed in Section 1.2, outlines the integration and concurrent completion of the "Built Cultural Heritage Study" and the "Cultural Heritage Landscape Plan", which include policies to preserve and protect built cultural heritage resources and significant cultural heritage landscapes, including designated property and Heritage Conservation Districts. Also, the growth strategy for the City was prepared to align with the "Creative Together Cultural



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Plan” which examines the area’s cultural resources and assessed ways to integrate cultural development and promotion within the municipality. The policies of the City’s Official Plan (OP) broadly apply an understanding of heritage within its context and landscape, with direction that encourages providing for the comprehensive protection of heritage resources.

In managing for growth, Policy 2.1.3.2, the City identifies direction to address their main land use planning challenges and to manage future growth by the following actions that are relevant to the future development of the Maple HCD study area:

- Ensuring the character of established communities is maintained
- Establishing a culture of design excellence with an emphasis on providing for a high-quality public realm, appropriate built form and beautiful architecture through all new development
- Planning and designing communities in a manner that facilitates inclusivity and accessibility for residents, workers and visitors

In promoting tourism and enhancing economic diversity, the Official Plan also speaks to the unique ability for cultural resources to support the City’s goals. Vaughan continues to nurture several existing and successful main street and mixed-use retail areas, particularly in their historic Villages.

For instance, Policy 5.2.3.3 seeks to “protect the economic vitality of small-scale main street retail in Vaughan’s historic villages of Nashville/Kleinburg, Woodbridge, Maple, and Thornhill and to support the development of business associations in these areas as a means to enhance retail opportunities and attract visitors”. The Village of Maple plays a key role in providing opportunities for small-scale commercial activities that are built to the street, accommodate residential or office/service uses above grade, and allow for a diverse pedestrian-oriented retail experience. Vaughan’s policies support these existing retail areas and seek to create new main street retail environments. Furthermore, major retail uses (over 10,000m²) may be subject to more detailed policies contained in Heritage Conservation District Plans (Policy 5.2.3.6), as may gas stations (Policy 5.2.3.12 d.).

Vaughan also seeks to enhance their creative and cultural industries by ‘preparing up-to-date mapping of cultural resources to be used as a resource in planning, land use, and economic development decisions’ (Policy 2.5.6.5). Additionally, recognizing that Vaughan’s historic villages attract a large number of visitors, the City aims to ‘promote cultural resources, facilities, and events as unique regional tourism destinations, and to promote tourism activities in Vaughan’s Heritage Conservation Districts’ (Policy 5.2.7.5).

4.2.6.2 City of Vaughan – Cultural Heritage Policies

The City’s Official Plan also outlines a cultural heritage policy framework as part of Section 6.0.

For effective tracking and reviewing of heritage resources, the City uses a Register of Cultural Heritage Resources (the Heritage Register). The policies that impact the ability to enable Heritage Conservation Districts in Vaughan include:



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- 6.1.2.6 *That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.*
- 6.1.2.7 *Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.*

In addition to implementing the heritage protection policies and encouraging heritage conservation, Vaughan plays a role in promoting cultural heritage resources. The City will also work with owners of cultural heritage resources to implement heritage protection and conservation. The policies that may relate to development within the Maple HCD, include:

- 6.1.3.1 *To support and enhance efforts to conserve Vaughan's cultural heritage by:*
- a. *preparing a Cultural Heritage Management Plan to identify, evaluate and manage cultural heritage resources and their contributions to and interrelationship with other community resources, such as natural heritage, tourism, recreation and economic development;*
 - b. *encouraging owners of heritage properties to enter into conservation agreements to protect heritage resources;*
 - c. *exploring and implementing financial assistance programs for owners of cultural heritage resources including property tax reductions, coordinating and supporting access to loans, grants and other specialized funding programs, and participating with other levels of government in financially assisting such owners; and*
 - d. *working with other government agencies and adjacent municipalities, as required, to manage and protect cultural heritage resources.*
- 6.1.3.2 *To promote recognition and use of heritage resources by:*
- a. *recognizing and promoting heritage resources;*
 - b. *supporting physical and visual linkages between cultural heritage resources and open space and natural heritage resources;*
 - c. *providing access to publicly-owned heritage resources where appropriate;*
 - d. *recognizing and commemorating lost heritage resources, including areas where major events occurred, important buildings, settlements and significant landscape features that no longer exist;*
 - e. *encouraging the use of heritage resources as a means to promote education and awareness of Vaughan's past; and*
 - f. *engaging the public in the appreciation of cultural heritage resources through programs, services, commemoration and ongoing communication.*
- 6.1.3.4 *To initiate and maintain programs to increase the community's awareness of its cultural heritage resources, including:*
- a. *commemorative plaque programs, including plaques for sites where cultural heritage resources may have been lost or where there are few vestiges of those resources;*



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- b. involvement of the public in decisions about the conservation of cultural heritage resources;*
 - c. having a Heritage register that is conveniently accessible to the public; and,*
 - d. naming roads and City infrastructure and facilities after persons, events or places important to the City's cultural heritage, consistent with the City's naming policy.*
- 6.1.3.5 That, in order to support cultural heritage conservation, the City may acquire cultural heritage resources, in whole or in part, including through purchase or by entering into a heritage easement agreement. In pursuing such acquisitions, the City shall seek, wherever possible, financial assistance from other levels of government.*

Properties specifically determined to be Designated Heritage Properties under the OHA, also have further applicable policies as follows:

- 6.2.2.1 That, pursuant to the Ontario Heritage Act, the City may, through a by-law, protect cultural heritage resources by entering into heritage easement agreements or by designating:*
- a. individual properties;*
 - b. Heritage Conservation Districts where there is a concentration of cultural heritage resources in accordance with Policy 6.3.2.1;*
 - c. Cultural heritage landscapes; and*
 - d. archaeological sites.*
- 6.2.2.2. That if development is proposed on any property listed in the Heritage register, that the property, or portions of the property, may be considered for heritage designation or entering into a heritage easement agreement to secure conservation of significant heritage resources.*
- 6.2.2.3. Pursuant to the Ontario Heritage Act, the City shall establish minimum standards for the maintenance of the heritage attributes of designated heritage properties.*
- 6.2.2.4. Designated heritage properties shall be conserved in accordance with Good heritage conservation practice. The City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with Good heritage conservation practice. Any proposed alteration, addition, demolition or removal affecting a designated heritage property shall require a heritage permit application to be submitted for the approval of the City.*
- 6.2.2.5. To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural heritage impact assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:*
- a. the proposed alteration or addition requires:*
 - i. an Official Plan amendment;*
 - ii. a Zoning By-law amendment;*
 - iii. a Block Plan approval;*
 - iv. a Plan of Subdivision;*



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- b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;*
- c. maintaining the established setback pattern on the street;*
- d. being physically oriented to the street in a similar fashion to existing heritage buildings;*
- e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;*
- f. having minimal impact on the heritage qualities of the street as a public place;*
- g. minimizing the loss of landscaped open space;*
- h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and*
- i. requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.*

The City recognizes that cultural heritage protection does not require that heritage resources remain static and that built heritage resources may be in continual use through rehabilitation, renovation, conservation, and reuse. Through a creative application of heritage protection tools, Vaughan can maintain a legacy of heritage resources that reflect the City's rich past.

4.2.6.3 HCD Policies

Section 6.3 of the City of Vaughan Official Plan outlines the policies that guide HCDs in the City. HCDs are considered to be a form of **cultural heritage landscape**, which is an area with a recognized cluster of related heritage structures, lands, vegetation, archaeological resources, and other heritage resources. As such, the following policies of Council have been adopted more generally for **cultural heritage landscapes**:

- 6.3.1.1 To conserve and protect cultural heritage landscapes deemed significant through cultural heritage surveys or other studies.*
- 6.3.1.2 To prepare and maintain an inventory of cultural heritage landscapes and include significant cultural heritage landscapes in the Heritage register.*
- 6.3.1.3 To showcase cultural heritage landscapes by, among other things, encouraging, where appropriate public access and preserving viewpoints, viewsheds and vistas to and from cultural heritage landscapes.*
- 6.3.1.4 That, where cultural heritage landscapes are located within close proximity to natural heritage resources, opportunities to integrate these resources through conservation and interpretation be considered.*



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HCDs, including the Maple HCD, are important tools to control new development and site alteration within the district. Therefore, more specific policy direction is provided for these areas, including:

- 6.3.2.1 *That Heritage Conservation Districts shall possess one or more of the following attributes:*
 - a. *a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;*
 - b. *buildings and structures that are of architectural or vernacular value or interest; and*
 - c. *important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.*
- 6.3.2.2 *To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act. Areas subject to a Heritage Conservation District are identified on Schedule 14-B in Volume 2 of this Plan.*
- 6.3.2.3 *To conserve Heritage Conservation Districts by approving only those alterations, additions, new **developments**, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.*
- 6.3.2.4 *That any proposed private or public **development** within or **adjacent** to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.*
- 6.3.2.5 *That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan.*

Cultural heritage character areas are also outlined in the City's Official Plan as a tool that can be employed when the heritage characteristics of an area may not merit a designation under the OHA, but special conservation efforts are still warranted (e.g. farmsteads, old industrial landscapes, etc.). While designation of these areas may not be appropriate, recognition and protection of these resources is seen as important to preserve Vaughan's past. Policies enable the municipality to require impact assessments, conservation objectives, and specific design guidelines for these areas, through the policies outlined in Section 6.3.3.



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4.3 LAND USE

4.3.1 Zoning By-laws

The City is currently undertaking a review of their comprehensive, city-wide zoning by-law, known as the City of Vaughan Zoning By-law 1-88. The most recent Zoning Strategy Report outlines the framework for the implementation of the draft changes to the by-law, through both text and mapping, that was made available for public comment in spring of 2020 (WSP 2018). The draft by-law reflects the input received throughout the consultation process, identifies changes to legislative requirements governing secondary suite permissions under Bill 108, and incorporates a review of all existing site-specific zoning by-law amendments. Overall, the review aims to develop a Zoning By-law that promotes sustainable development, preserves character of mature communities, and promotes environmental stewardship and economic development.

There are 18 different Zones within the existing Maple HCD, including various residential zones, neighbourhood commercial, institutional, mixed-use, employment, conservation and open space, and some future development.

Near the intersection of Keele Street and Major Mackenzie Drive is a cluster of “Main Street Mixed-Use – Maple (MMS) Zone” which allows various commercial, residential, and community uses, in addition to specified accessory uses (like secondary suites). Parking is permitted on the surface or below-grade and is required for most residential and commercial uses (e.g. one space per unit for an apartment, two spaces per single detached dwelling). Other important provisions of this Zone include:

- Minimum rear yard set-back of 7.5 m
- Minimum interior side yard set-back of 4.5 m
- Maximum exterior side yard set-back of 7.5 m
- Maximum lot coverage of 50%
- Height of buildings between 8 and 12 m (or as shown on Schedule A)
- A Floor Space Index (FSI) between 0.5 to 1.8 (or as shown on Schedule A)
- Minimum landscaped open space of 10%
- Minimum landscaped buffer, if abutting any Residential or Open Space Zone, of 2 m width

The Zoning Strategy Report also outlines the need to improve and update zoning for areas determined to be ‘Intensification Areas’ as identified in Figure 2, as well as the tools and mechanisms that can be used to regulate intensification and address issues of compatibility at a site level (WSP 2020). City policies encourage increases to densities and building a compact urban form, but it is recognized that there “needs to be a balance against design objectives, legislated rights and obligations and market realities over the form and nature of development” (WSP 2020:152).



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The lands around the intersection of Keele Street and Major Mackenzie Drive are identified as a “Local Centre” in the City’s OP, which is the fourth of five types of Intensification Areas where future growth is planned to be accommodated. As part of the urban structure, the following lists the hierarchical order of these areas (Section 2.2.1.1 (d)):

1. The Vaughan Metropolitan Centre
2. The Regional Intensification Corridors
3. Primary Centres
4. Local Centres
5. Primary Intensification Corridors.

Local Centres are intended to provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context.

4.3.2 The Ontario Heritage Act

The OHA came into force in 1975 with the purpose of giving the province and municipalities the power to preserve heritage properties and archaeological sites. The OHA underwent a comprehensive amendment in 2005, which strengthened and improved heritage protection in Ontario. As a result of this amendment, the province and municipalities were given new powers to delay and stop the demolition of heritage properties and an appeals process was established that respected the rights of property owners. Alongside this power, municipalities were given an expanded ability to identify and designate sites of provincial significance and clear standards and guidelines for the preservation of provincial heritage properties were established. The 2005 amendment also provided enhanced protection of marine heritage sites, archaeological resources, and HCDs.

Two sections of the OHA are relevant to the Maple HCD Plan Update. Part IV regulates the designation of individual heritage properties. As outlined in the *Ontario Heritage Toolkit*, when an HCD plan is adopted and designated under the OHA, municipalities must consider the guidelines and policies of the HCD Plan when reviewing applications to alter or demolish a property designated under Part IV of the OHA (Ministry of Heritage, Sport, Tourism and Culture Industry 2006). Part V regulates the designation of HCDs. As outlined in the *Ontario Heritage Toolkit*, municipalities are required to adopt a district plan when an HCD is designated under Part V the OHA (Ministry of Culture 2006). The plan must include a statement of objectives and provide policies and guidelines so that these objectives can be met and change can be managed in the district. Municipalities have the option to implement interim control by-laws under Section 38 of the *Planning Act* for up to one year to protect areas that are being studied for HCD designation. Municipalities must consult with their heritage committees and the public in the development of an HCD Plan.

The OHA provides policies that establish the role of the HCD Plan when it is in effect. Section 41.2(1) states that the council of a municipality shall not carry out any public work in the district that is contrary to the objectives of the HCD plan or pass by-laws that are contrary to the objectives of the plan.



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Furthermore, the OHA states in Section 41.2(1) that in the event there is a conflict between an HCD Plan and a municipal by-law that affects the HCD, the plan will prevail to the extent of the conflict (Government of Ontario 1990a).

4.3.2.1 Amendments to the *Ontario Heritage Act*

The Province introduced amendments to the OHA in 2019 as part of Bill 108, which received Royal Assent on June 6, 2019. The amendments are slated to take effect on January 1, 2021. With regard to the preparations of HCD Plans, the following is a summary of changes relevant to the Maple HCD Plan Update:

Table 1: Summary of Amendments to the *Ontario Heritage Act* Relevant to the Maple HCD Plan Update

| OHA Section(s) | Policy/Topic Amendment | Overview of Change |
|------------------|--|---|
| Section 29(1.2) | New timelines are proposed for applications to alter or demolish a property protected under the OHA, issue a notice of intention to designate a property, or for Council to make decisions regarding the designation of a property. | The amendments must be adhered to by the City of Vaughan Heritage Planning Staff, Heritage Vaughan and Council when processing applications, issuing notices of intention to designate, or making decisions. |
| Section 34 (1) | Amendments clarify that the term “demolition” applies to the removal or demolition of heritage attributes in a designating by-law as well as a building or structure. | This amendment shall be considered in the preparation of the HCD Plan as well as by Heritage Planning Staff, Heritage Vaughan, and Council when making decisions regarding proposed demolition of heritage properties |
| Section 29 (8.4) | The appeals process related to applications for designation will be heard by the Ontario Land Tribunal (OLT) instead of the Conservation Review Board (CRB). | All appeals related to the Maple HCD Plan (from the Plan itself to heritage alteration permits or demolition applications) are appealable to the OLT, whose decision is binding unlike the CRB. |
| Section 29 (8) | Objections to notices of intention to designate properties under Part IV will be subject to a new process, under which the Council of a municipality must consider the objection and make a decision on whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-appeal period. | If additional properties are to be included in the Maple HCD, or if existing properties in the HCD are to be designated under Part IV of the Act, the City must follow the new process. |
| Section 29 (8.2) | Amendments to the OHA provide additional guidance on the content required in designating by-laws. Notably, the heritage value of the property must be clearly articulated, and heritage attributes identified. | If additional properties are to be included in the Maple HCD, or if existing properties in the HCD are to be designated under Part IV of the Act, the City must follow the new guidance. |



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4.3.3 Land Use Designations

The Maple HCD is located within the City's Urban Boundary, as outlined by *Schedule 1 – Urban Structure* of the City's Official Plan (2010). The epicenter of the existing HDC area has been identified as an Intensification Area, which supports the use of underutilized sites for a mix of uses and appropriate densities to support transit use and promote walking and cycling. This is in contrast to Stable Areas, where existing communities are not expected to see significant physical change, as the majority of growth is to be directed to Intensification Areas.

As shown in Figure 2, the existing HCD centres around the intersection of Major Mackenzie Drive West and Keele Street. This area centering around the major intersection is designated as a “Local Centre,” which is deemed an “Intensification Area”. Local centres are intended to act as the focus for communities, be lower in scale, and offer a more limited range of uses.

South along Keele Street, the existing HCD boundary travels about 1.5 km comprising the street-facing parcels of both sides of the road (with the exception of some parcels at the intersection of Kelly Place and Keele Street). Along Keele Street, north of Major Mackenzie Drive West, the district encompasses the properties on both sides of the road for approximately 750 m. Irrespective of the major intersection, the properties along Keele Street are designated as “Community Area” – a “Stable Area” in the City's Official Plan. Additionally, there is a small area designated for “Natural Areas and Countryside” where a tributary and vegetative buffer passes through the HCD area.

East and west of the major intersection, the area along Major Mackenzie Drive is designated a “Primary Intensification Corridor”, a portion of which is in the existing HDC boundary (i.e. the lands on the north east corner of the intersection). As with the centre of the intersection, the lands along Major Mackenzie Drive West are deemed to be “Intensification Areas” in the Official Plan. The intent of this designation is to link various centres and provide linear places of activity. Mixed-use intensification and/or employment intensification may be accommodated in this area.

Portions of the Maple HCD are located within the “Historic Maple Village” – a Local Centre, as outlined in Policy 2.2.5 of the Official Plan. In addition to the other Intensification Areas within the City of Vaughan, the area has been established to make efficient use of underutilized sites served with a high-level of existing or planned transit. Development in the “Historic Maple Village” should support a mix of uses and appropriate densities to support transit use and promote active forms of transportation.

Surrounding the Local Centre, there are areas designated as ‘Community Areas’ that are noted as “Stable Areas”. Community Areas will provide most of the City's low-rise housing stock, as well as community-servicing commercial and institutional uses, such as parks, schools, community centres, and libraries. Limited intensification may be permitted within the Community Areas of Vaughan, but they must be sensitive to and compatible with the character, forms, and planned function of the surrounding context. Any new development on greenfield lands within the Community Areas should be developed to help achieve the average combined minimum density of 50 residents and jobs per hectare (Policy 2.2.3.7).



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Furthermore, as shown on Figure 3, the predominant land uses of the northern portion of the existing HCD boundary are for “Low-Rise Mixed Uses”. As permitted through Policy 9.2.2.2 of the Official Plan, uses here include residential units, home occupations, small-scale hotels, retail uses, and office uses. Permitted buildings include detached, semi-detached, and town homes, as well as public and private institutional buildings. These areas allow for an integrated mix of residential, community and small-scale retail uses intended to serve the local population. The policies also note that if the Low-Rise Mixed-Use area is located within an Intensification Area, as the lands at the intersection of Major Mackenzie Drive West and Keele Street are, the zoning by-law shall require a minimum of 30% of the total gross floor area of all uses on the lot to consist of uses other than retail uses.

The area within the existing HCD boundary located to the north of Killian Road is a mix of “Low-Rise Mixed Uses” and “Low-Rise Residential”. The “Low-Rise Mixed Use” areas are subject to the Policies of 9.2.2.2, as described above. Additionally, since these areas are also located within “Community Areas” identified in Figure 2, an added provision requires that *‘retail and office uses will be limited to a maximum of 500 square metres of gross floor areas of located on a collector street’* (Policy 9.2.2.2). Killian Road, as an example, is a minor collector street.

A large lot neighbourhood is outlined in Figure 4. These areas are subject to Policy 9.1.2.3 of the City’s *Established Large-Lot Neighbourhoods* that are characterized by their historical, architectural, or landscape value within the HCD. The greatest portion of the neighbourhood is located outside of the existing HCD boundary, but it is typical to see these neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge.

Figure 5 shows the extent of the Oak Ridges Moraine Conservation Plan Area in relation to the existing HCD boundary, as well as areas of past aggregate extraction activity. These areas are representative of *Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas* and *Schedule 5 - Mineral Aggregate Resources* of the City’s Official Plan. Within the lands identified as the Oak Ridges Moraine there is a general intent to protect the core natural features of this area and provide improvements and restoration, where possible. As a portion of the Maple HCD is with the Oak Ridges Moraine Settlement Area designation, it is understood that infilling of the existing Urban Area may be desirable under certain circumstances. Any developments are required to minimize the use of impervious surfaces and maintain the natural vegetation of the property. Major developments within this area should also be supported by watershed planning and the informed by the availability of water resources.

4.3.4 Land Use by Type

The properties in the Maple HCD are predominantly residential in their current use, with 67% of the existing properties (or those under construction) being used for residential purposes. Of these properties, 12% are commercial, 6% are mixed use, 5% are vacant, 3% are park/open space, 3% are parking lots, and 1% each are cemetery, civic properties, institutional, transportation, or other uses (Figure 6) (Plate 2 to Plate 7). Recent construction in the HCD has been in keeping with the City’s zoning and land use designations, which direct low-rise intensification in the form of townhouses and mixed-use development (Plate 8).



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It is important to note that 12 historic structures have been converted from a likely residential use (based on their structure type and architectural features) to commercial or other uses in the HCD (Figure 7) (Plate 9). These include:

- 9983 Keele Street
- 10049 Keele Street
- 10055 Keele Street
- 2126 Major Mackenzie Drive West
- 2168 Major Mackenzie Drive West
- 2174 Major Mackenzie Drive West
- 2291 Major Mackenzie Drive West
- 2347 Major Mackenzie Drive West
- 4 Richmond Street
- 18 Richmond Street



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Plate 2: Residential structure at 10117 Keele Street, looking east



Plate 3: Commercial structure at 10 Richmond Street, looking north



Plate 4: Parking lot at Maple GO Station, looking north

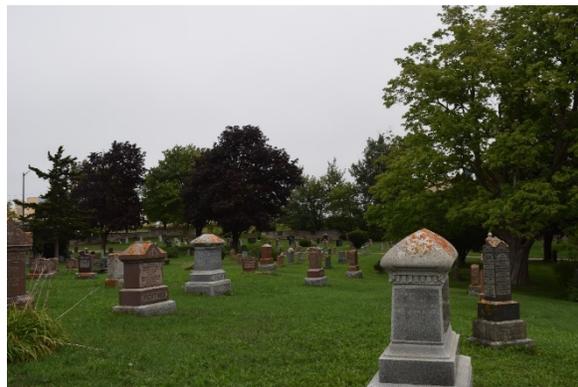


Plate 5: Cemetery at 2000 Major Mackenzie Drive, looking south



Plate 6: St. Andrew's Presbyterian Church, looking south



Plate 7: Maple GO Station, looking north



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Plate 8: New residential construction, 9889-9869 Keele Street, looking east



Plate 9 Residences converted to commercial use, 10055-10049 Keele Street, looking east

4.4 MUNICIPAL POLICIES

4.4.1 Parking

Parking in the Maple HCD is generally constrained to lots in commercial shopping plazas and on private residential properties. Both Major Mackenzie Drive West and Keele Street, as major arterial roads, do not permit on-street parking. Parking is available on one side of select side streets such as Church Street, Jackson Street, and Richmond Street. The majority of single detached residential properties have front driveways. For residential townhouse units, parking is often located in shared parking areas or off internal laneways.

The existing Maple HCD Plan provides guidance for commercial parking lots, requiring that they not be located in front of buildings, are screened and landscaped, and integrated with other commercial lots where possible. The HCD Plan supported below-ground parking areas when appropriately located (although did not specify on the definition of ‘appropriate’).

4.4.2 Sign By-Law

All signage within the Maple HCD is subject to the City's *By-law Number 140-2018: A By-law to Regulate Signs in the City of Vaughan*. The Maple HCD falls under a “Special Sign District” as outlined in the by-law, which requires that all applications for signs in the district be forwarded to the Manager of Urban Design for comment prior to being granted a sign permit. The by-law does not allow readograph signs in the HCD and requires that signs not interfere with architectural features on a building. The by-law also provides guidance in Special Sign Districts for the height and size of ground signs, wall signs, canopy signs, projecting signs and window signs. Since the establishment of the HCD, all new signage has followed the Special Sign District policies of the By-law; however, signage that pre-exists the establishment of the HCD is not always in keeping with the policies of the by-law (such as pylon signage in commercial plazas).



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The existing Maple HCD Plan provides overarching guidance for signage in support of a heritage district, including encouraging design for heritage district signage to promote awareness of the HCD, installing signage entry points to the HCD, implementing a distinctive sidewalk stamp, and installing a village notice board with map of the HCD near Beaverbrook House (9995 Keele Street). Identification signage within the HCD and signage at the entry points has been implemented and remains as of 2020.

4.4.3 Public Art Program

Under the City's Special Sign District policies and the existing HCD Plan, artistic or commercial murals are not presently permitted in the HCD. In 2016 the City of Vaughan released a City-Wide Public Art Program, which identified that HCDs in Vaughan should be focus areas for establishing more specific, locational strategies for Public Art. The program also identifies key/preferred locations within the HCDs for situating public art such as entrances to the districts.

4.4.4 Urban Design

The City prepared City-Wide Urban Design Guidelines in 2018 that are applicable to new construction throughout the City. The intent of the Urban Design Guidelines is to provide objectives and performance standards for building, landscape, and site design to achieve high quality design and place-making in support of the vision outlined in the City's Official Plan. The Urban Design Guidelines are intended to compliment and support existing policies and guidelines in the City, including the Maple HCD Plan. The Maple HCD is recognized as both a Historic Settlement Node, and a Local Centre that is located along intensification corridors. The guidelines state that the historic character of Maple is to be protected and maintained, and that new development should be in keeping with the local context.

The Urban Design Guidelines speak specifically to development within or adjacent to HCDs in Performance Standard 4.3.7, which state that development within or adjacent to HCDs, designated, and listed properties should "consider and respond to the attributes and character of heritage buildings and landscapes", and that "development adjacent to heritage buildings and landscapes should contribute to and enhance their existing heritage character". Specific policies of the Urban Design Guideline state that new development should (paraphrased for brevity) (Plate 10 to Plate 11):

- Be consistent with the existing HCD Plan
- Respond to and be sympathetic to the characteristics of the heritage resource but not be inauthentic or anachronistic
- Incorporate consistent setbacks and reduce setbacks to highlight heritage resources
- Incorporate similar building ratios to heritage buildings
- Retain views of heritage resources
- Establish similar vertical and horizontal bays as heritage resources
- Use materials that compliment heritage resources
- Maintain shape and lot orientation of heritage resources



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- Establish a continuous height when within a heritage streetwall
- Set back from or reduce height from the existing building
- Match floor heights or align horizontal elements
- Respect the scale, character and form when completing additions to heritage resource.

The Urban Design Guidelines also provide performance standards for Cultural Heritage Landscapes (CHLs), including maintaining visible public entrances, avoiding invasive species, not disrupting view corridors, and including landscaped buffers between CHLs and new development.



Plate 10: New townhouses on north side of Church Street, looking east consistent with urban design guidelines



Plate 11: New townhouses on Golden Spruce Lane, looking north, consistent with urban design guidelines

4.5 BUILT FORM

4.5.1 Introduction

The following analysis of built form within the Maple HCD is based on data collected during site visits conducted in June and September of 2020. Data for each property was collected using ArcGIS Collector to record key information of each property: municipal address, property type (e.g. the historic building type or use of the property), current use, structure type, primary building or cladding material, construction period, architectural style or influence, presence of mature vegetation or landscape features, and, for buildings constructed prior to 1980, integrity of heritage features. In assessing heritage integrity, definitions are as follows:

- High: The structure clearly displays historical features, such as cladding, windows, doors, porches, trim or architectural details that demonstrate a historical architectural style or have been replaced or modified in a manner that is sympathetic to the historical architecture (Plate 12)
- Medium: Some elements of the building have been modified, replaced or obscured by the historical form, building type or understanding of architectural style, influence or form is still apparent (Plate 13)



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- Low: Few if any heritage features are apparent and changes have been unsympathetic to the historical architecture, form, or type (Plate 14)
- N/A: Not Applicable – the property does not contain a structure, or the structure is of recent construction (1980 and beyond)

Data was collected based on municipal property parcels for existing properties within the HCD. In total, parcel information was collected for 313 existing parcels. It should be noted that an additional 51 parcels appear to be under construction as part of a new development at the northwest corner of Keele Street and McNaughton Road. These properties have not been included in the analysis below, but their presence is noted in key instances, where applicable.



Plate 12: Structure with high heritage integrity, 10125 Keele Street, looking east



Plate 13: Structure with medium heritage integrity, 2168 Major Mackenzie Drive, looking north



Plate 14: Structure with low heritage integrity, 10059 Keele Street, looking east



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4.5.2 Development Pattern

The development pattern in the Maple HCD is largely based around the former ‘crossroads’ village at the intersection of Major Mackenzie Drive West and Keele Street. Development branches off in a cross-pattern along those major roads, and the smaller side streets that were part of the early village survey, such as Church Street, Jackson Street, and Railway Street (though much of Railway Street is not located within the existing HCD). In the late 19th to early 20th century, development was most concentrated at the intersection of Keele and Major Mackenzie Drive West (formerly Richmond Street), as lots were larger and more rural in nature further from the crossroads core.

As a result, many of the district’s remaining ‘heritage’ buildings (as identified in the 2007 Plan) are still located in the central core of the HCD. In the years following the formation of Maple as a Police Village, growth was scattered until the post-war period when a mid-century subdivision south of Major Mackenzie Drive West developed. This created modest growth in the village and set the stage for increased suburban development tied to the broader growth of the Greater Toronto Area with the emergence of commuter communities.

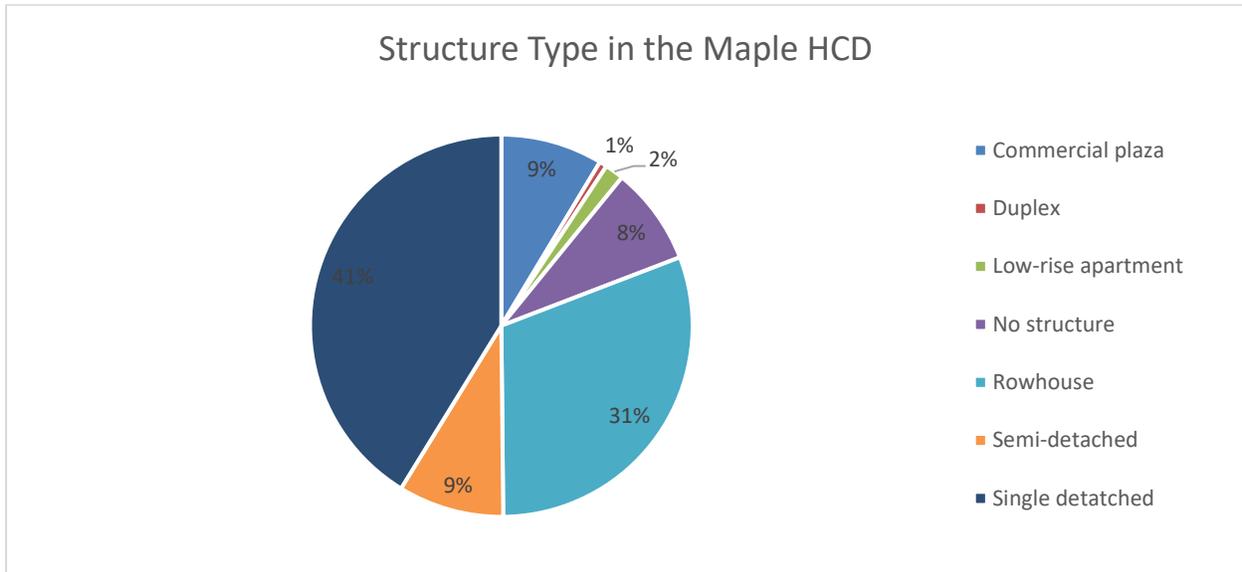
Change in the Maple HCD has increased rapidly from the 1980s to present day with the construction of commercial shopping plazas along Major Mackenzie Drive West and Keele Street, and an increasing number of residential townhouse developments or low-rise apartment and mixed use buildings. Of the HCD’s 313 existing properties (not including those under construction), 129 (41%) are single detached structures, followed by 96 townhouse/rowhouse style buildings (31%), 28 semi-detached (9%), 27 properties contain commercial plazas (9%), 26 properties contain no structure (8%), five buildings are low-rise apartment forms (2%), and two buildings are duplexes (1%) (Figure 8). Approximately 51 additional townhouse units are under construction in the HCD. When completed, if the boundary remains as it is now, townhouse units would comprise the majority of the HCD structure types.

Suburban residential development has surrounded the HCD, and substantial changes have occurred in the eastern end of the district, with the expansion of the Metrolinx GO station and commuter parking area. In some cases, these developments were infill in the once larger, more rural lots, while others have been the result of demolition of existing buildings.



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4.5.3 Building Analysis

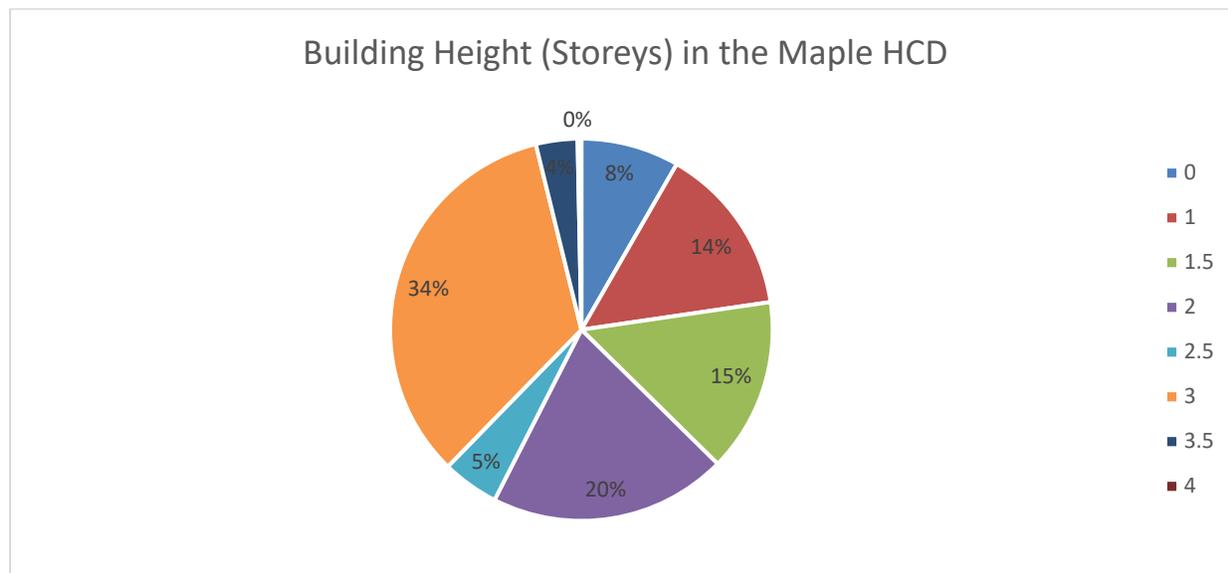
4.5.3.1 Height

The buildings in the Maple HCD are generally a consistent low-rise scale, ranging from one to a maximum of four storeys. Of the 313 properties in the HCD, 26 properties contain no buildings or structures (8%), 45 properties contain one-storey structures (14%), 46 properties contain one-and-one-half-storey structures (15%), 63 properties contain two-storey structures (20%), 15 properties contain two-and-one-half storey structures (5%), 106 contain three storey structures (34%), 11 contain three-and-one-half storey structures (4%), one structure is 4 stories (less than 1%) (Figure 9). When combined, approximately 38% of the building stock HCD is three or more storeys in height, with an additional 51 properties currently under construction, expected to be between three and four storeys.



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4.5.3.2 Construction Periods

Construction dates were recorded for buildings in the HCD using historical data from the 2005 inventory and a review of mapping and aerial photographs. If dates could not be determined, estimates were made based on the building's type, style, or physical features. Dates were recorded within a decade range.

Of the 313 properties in the HCD:

- 19 properties have no structures on which to attributes dates (6%),
- one building was constructed pre-1850 (less than 1%),
- eight buildings were constructed between 1860-1870 (3%),
- 13 were constructed between 1871-1880 (4%)
- nine were constructed between 1881-1890 (3%)
- four were constructed between 1891-1900 (1%)
- five were constructed between 1900-1910 (2%)
- eight were constructed between 1911-1920 (3%),
- eight were constructed between 1921-1930 (3%)
- one was constructed between 1940-1951 (less than 1%)
- 12 were constructed between 1951-1960 (4%)
- 21 were constructed between 1961-1970 (7%)
- 12 were constructed between 1971-1980 (4%)

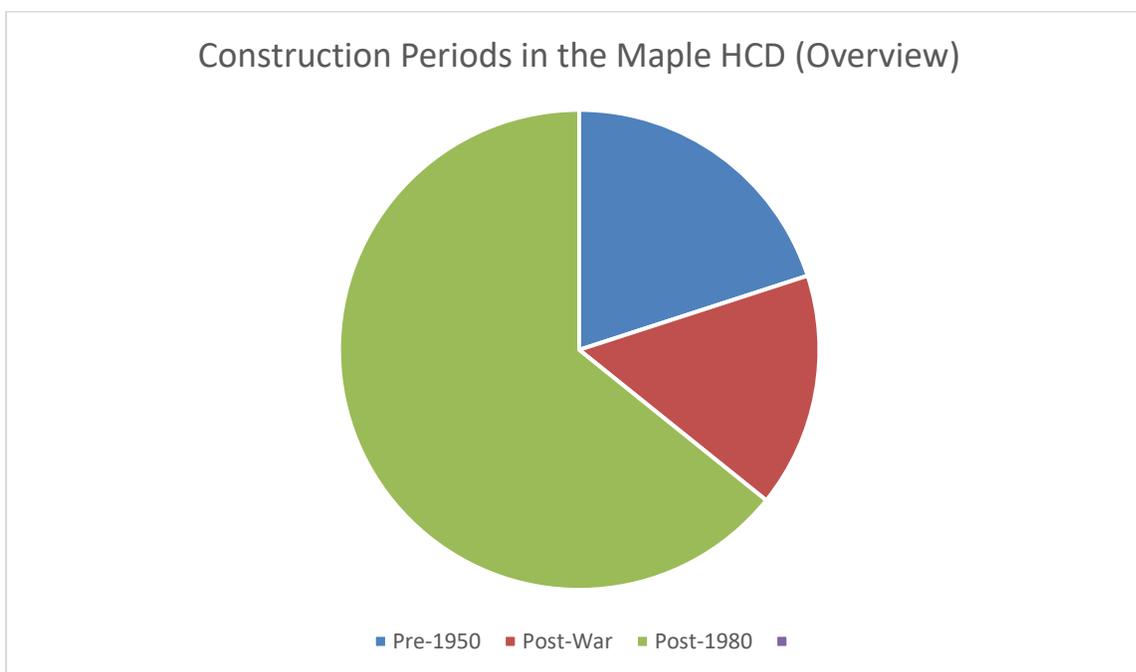


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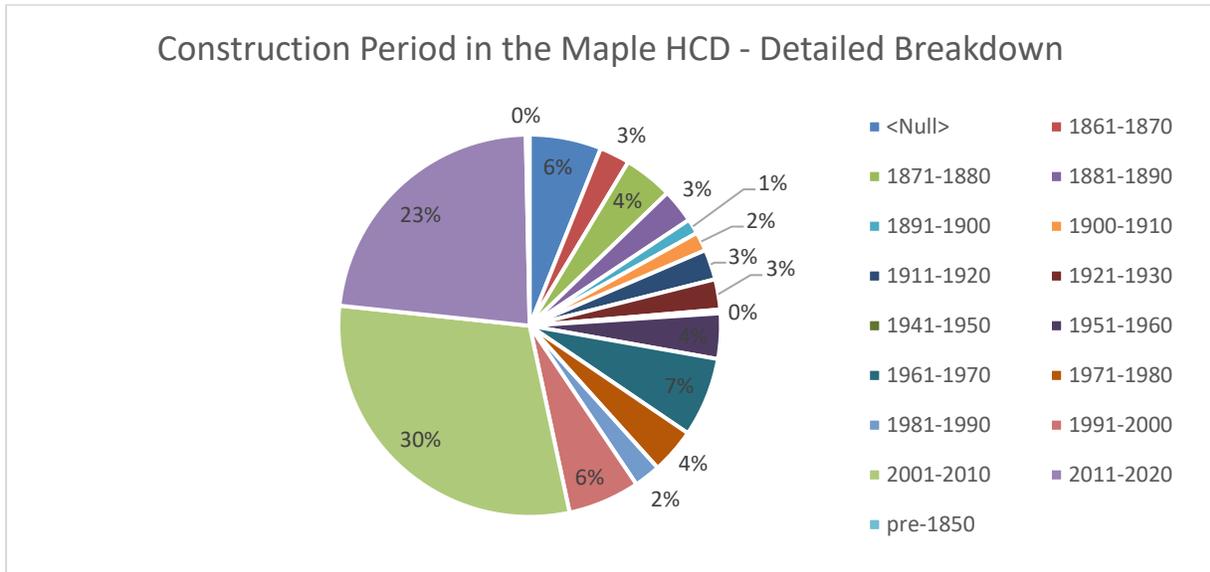
- seven were constructed between 1981-1990 (2%)
- 19 were constructed between 1991-2000 (6%)
- 94 were constructed between 2001-2010 (30%), and
- 72 were constructed between 2011-2020 (23%) (Figure 10).

To categorize more broadly, 61% of the HCD's properties were constructed after 1980, 19% were constructed prior to 1950, and 15% were constructed in the post-war years before suburban development expanded in Maple. An additional 51 properties are under construction, which will increase the rate of post 1980s construction to 67%.



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4.5.3.3 Architectural Styles and Influences

The Maple HCD contains a wide range of architectural styles and influences, both historic and contemporary. Within the district’s collection of 19th and early 20th century buildings, the following styles or influences are present: vernacular, Gothic Revival, Queen Anne, Edwardian, Second Empire, Period Revival, Colonial Revival, Georgian, and Arts and Crafts/Craftsman (Plate 15 to Plate 18). Mid-to-late 20th century styles include mid-century modern influences, a brutalist influenced commercial plaza, contemporary vernacular, post-modern and buildings that are heavily influenced by or are contemporary replicas of historical architectural styles (influences include Gothic Revival, Georgian/Classical, Queen Anne and Second Empire) (Plate 19 to Plate 25). Breakdowns of architectural styles are provided below (note: N/A is applied to properties without a structure, such as park/open space, vacant land, parking lots, or cemeteries). It is noted that contemporary styles, such as contemporary vernacular or contemporary replicas of historic styles, account for 61% of the HCD’s building styles (Figure 11).



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Plate 15: Georgian style residence, 2141 Major Mackenzie Drive West, looking east



Plate 16: Gothic Revival residence, 2339 Major Mackenzie Drive West, looking south



Plate 17: Arts and Crafts/Craftsman style residence, 18 Richmond Street, looking north



Plate 18: Second empire style residence, 2333 Major Mackenzie Drive, looking south



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Plate 19: Mid-century modern residence, 1 Gram Street, looking east



Plate 20: Brutalist style commercial building, 10040 Keele Street, looking north



Plate 21: Contemporary replica of historic style (Second Empire), 38 Golden Spruce Lane, looking north



Plate 22: Contemporary vernacular commercial building, 10195 Keele Street, looking north



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Plate 23: Queen Anne residence, 2126 Major Mackenzie Drive West, looking north



Plate 24: Edwardian residence, 2116 Major Mackenzie Drive West, looking north

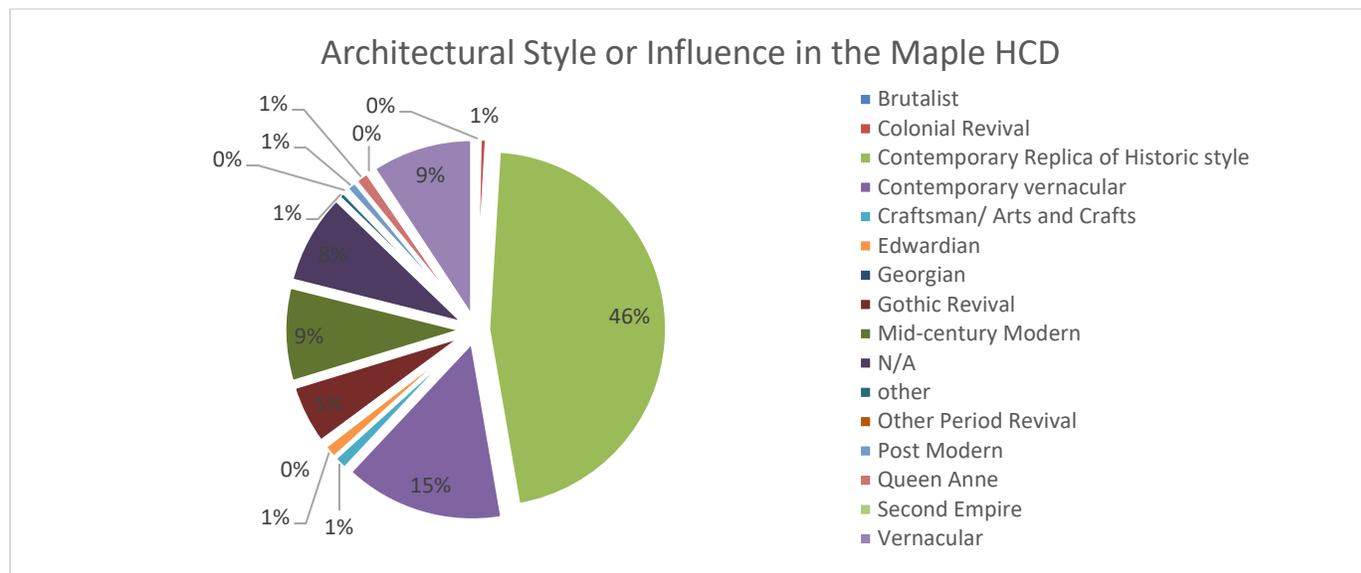


Plate 25: Dutch colonial period revival, 10108 Keele Street, looking east



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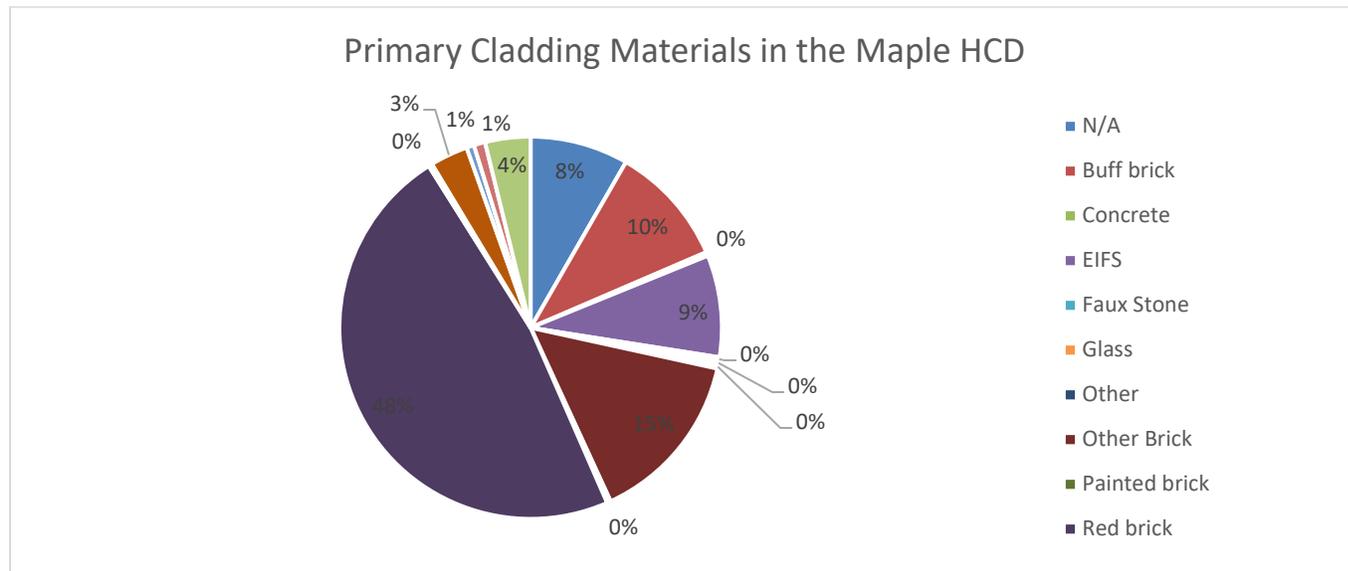
4.5.3.4 Building Materials

Within the Maple HCD, contemporary and historic buildings are linked by the predominance of brick as a common building material. While 8% of properties do not have structures to attribute a material to, brick cladding accounts for 73% of the remaining properties as a primary cladding material. Red brick is the most dominant colour at 48%, followed by other brick at 15% (muted lighter tones, pinkish, brown, white, or yellow), and buff brick (10%). External Insulation Finishing System (EIFS) cladding is present on 9% of properties in the HCD as a primary material, in some cases likely covering original brick. Wood (4%), siding (3%), stucco (1%) and stone (1%) are the other remaining materials identified (Figure 12). While brick is a common building material in Maple, it should be noted that it was also a common historical building material across much of southwestern Ontario.



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Existing Conditions of the Maple Heritage Conservation District
July 22, 2021



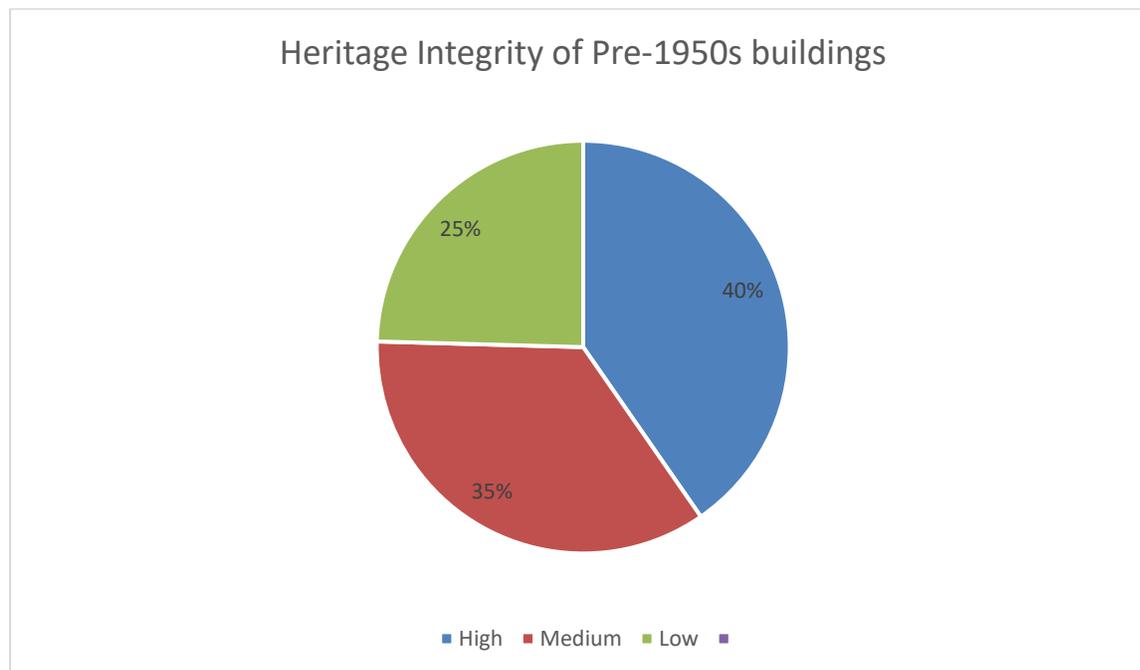
4.5.3.5 HCD Integrity

The discussion of integrity is an important factor in determining cultural heritage value or interest, particularly in HCDs. Integrity is one of the criteria identified in the *Ontario Heritage Toolkit* for evaluating the heritage attributes of an HCD. The Toolkit notes that, to be considered heritage attributes, buildings or structures, together with their site, should retain a large part of their integrity, that is their relationship to their historical state. As outlined in Section 4.5.1, the Project Team classified the integrity of properties as high, medium, or low (definitions provided in Section 4.4.1). This assessment was applied only to properties constructed prior to 1950, as the properties following this date have a distinctly different character than the historic 19th and early 20th century properties that were part of the rural police village. Of the properties in the HCD constructed prior to 1950, 40% were identified as having a high degree of integrity, 35% demonstrated a medium degree of integrity and 25% demonstrated low integrity (Figure 13).



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4.6 LANDSCAPING, STREETSCAPING AND VEGETATION

4.6.1 Introduction

The following sections cover the landscape conditions of the Maple HCD, as they relate to the streetscape, which includes both private and public property in the viewscape and public open spaces. Within the Maple HCD, this includes primarily the two cemeteries located within the study area as well as trees on private property. The summary is a reflection on the existing conditions and changes since the creation of the Maple HCD Plan.

Typically, it is the streetscape of older neighbourhoods (designated or not) that unifies the character into a rhythmic whole, as the singular form and influence of mature street trees can bind together the different styles, form, massing and at times varied set-backs of heritage buildings. As outlined in the following sections, the changes to the streetscape due to contemporary development has impacted the contribution of the landscape to the heritage character of the district.

4.6.2 Streetscape

The streetscape throughout the HCD consists of the combination of public realm, commercial frontage, and private front yards along the major roads of Keele Street and Major Makenzie Drive. In the northern section of the HCD, north of McNaughton Road, the streetscape contains concrete sidewalks on the west side of the street and grazed boulevard/property frontage on the east side, with some intermediate trees on private property. Between McNaughton Road and Masters Avenue the streetscape is largely recent, with interlocking pavers and concrete on the east side in front of a mixed use development and a centre



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median with raised planters, and young street trees planted throughout. Between Masters Avenue and Killian Road/Railway Street, the streetscape takes on a more mature character, more reminiscent of a rural village streetscape. This section contains narrow concrete sidewalks on both sides of the street, narrow asphalt boulevards, and mature trees and vegetation in residential front yards that provides some overhead canopy. South of Killian Road to Major Mackenzie Drive the streetscape consists of a mix of concrete sidewalks, interlocking paved areas, intermediate and young street trees in tree wells, and coordinated street furniture (benches, bicycle racks, and garbage cans). Some sections of this area contained grassed boulevard and street trees in front of older commercial plazas. Similar streetscaping continues south of Major Mackenzie Drive to approximately Church Street. South of Church Street the streetscape primarily comprises concrete sidewalks and young street trees, with more mature trees south of Barrhill Road. Some sections have wide grassed boulevards, while other sections contain narrow asphalt boulevards.

The Streetscape of Major Mackenzie Drive west of Keele consists of concrete sidewalks with a mix of grassed, asphalt, and interlocking paver boulevards and some landscaped or treed areas in front of recent developments and commercial plazas. On the east side of Keele Street, the streetscape consists of concrete sidewalks, interlocking paver boulevards, a variety of street light fixture styles (including historically themed light standards), planted areas and street trees. On the north side at Richmond Street the streetscaping boulevard narrows, with concrete sidewalk and a single line of pavers bordering private residential front yards. Street trees and planted boulevards line the road as it dips under the pedestrian overpass and terminate near the cemetery, where the streetscaping consists mostly of sidewalk and historically inspired light standards. At the entrance to the cemetery is a small landscaped garden. A mix of deciduous and coniferous landscaping lines the south side of the street across from the cemetery, screening the adjacent residential development.

Recent streetscaping improvements in the area have been directed by the existing HCD Plan as well as the 2006 *Village of Maple Streetscape* (Terraplan 2006) document and *The Village of Maple Streetscape Standards* (City of Vaughan 2004).

The overall streetscape character, which includes public and private residential landscaping as viewed from the public domain, has been highly impacted over the years. In general terms, the streetscape is not contributing significantly and consistently to the heritage character of the district. There are a few instances of small concentrations of mature trees associated with both residential and institutional plantings and isolated trees on the public boulevard, but this infrequent presence of mature trees does not contribute to a consistent heritage character throughout.

On the north side of Major Mackenzie Drive West, west of the railway overpass for about a block and a half to Richmond Street, is a concentration of mature trees on private property. These contribute to the heritage character of the streetscape but in relation to the size of the overall HCD, and by the juxtaposition of the trees abutting Major Mackenzie Drive West which is a busy major arterial road, the effect of these trees to the overall character of the older homes is heavily impacted.



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

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July 22, 2021

A very similar analysis of the heritage character of the landscape can be identified for Keele Street north of Major Mackenzie Drive West. The streetscape has been highly altered by late 20th and early 21st century construction, and a fragment of the historic streetscape survives in a small area between Masters Avenue and Killian Road/Railway Street. St. Stephen's Anglican Church is located in this stretch on the east side of Keele St. and with a sole mature tree within its front yard, does contribute to the heritage character of this block.

The landscape associated with 9995 Keele Street (southeast corner of Major Mackenzie Drive West) is typical of a small concentration of buildings on the first two blocks on Keele Street south of Major Mackenzie Drive West (south from Keele to the Canada Post office primarily on the west side of Keele), including the religious institutional building Masjid Vaughan (9954 Keele Street).

The architecture, either original heritage buildings or modern constructions, have a similar language in architecture style contributing to a consistent character of the area in terms of visual experience. The landscapes, assisted by sympathetic light standards, furnishings, and in some cases metal fencing and landscape walls, also contribute to a consistent heritage visual experience. However, it is important to note that the landscape features are contemporary elements and not genuine heritage resources. Therefore they contribute to the heritage character visually, but from a landscape perspective they are not authentic heritage attributes.

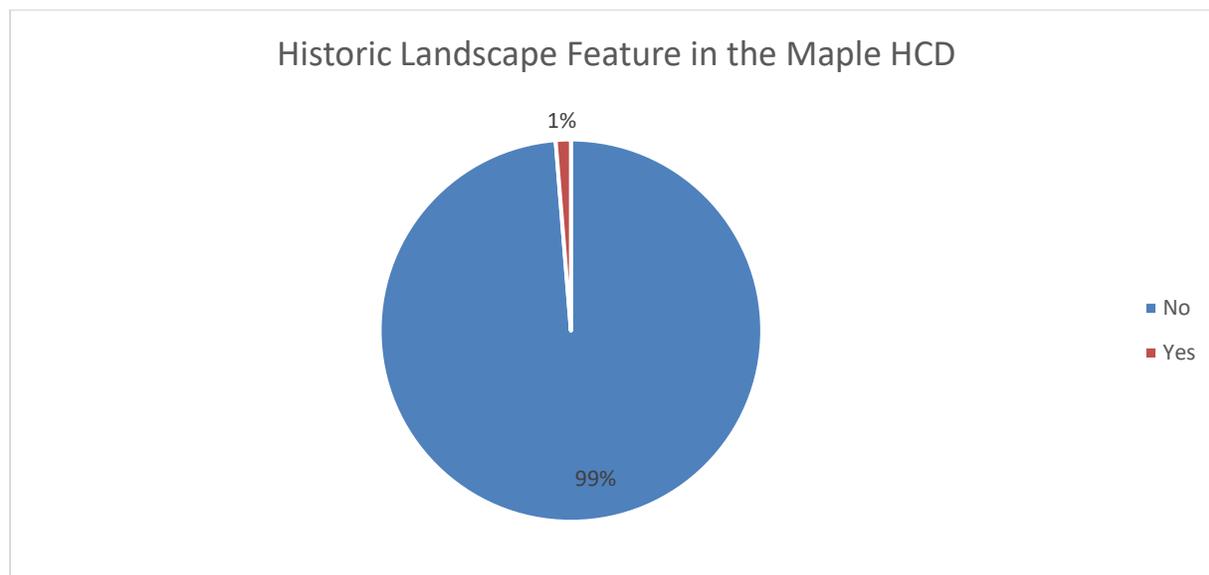
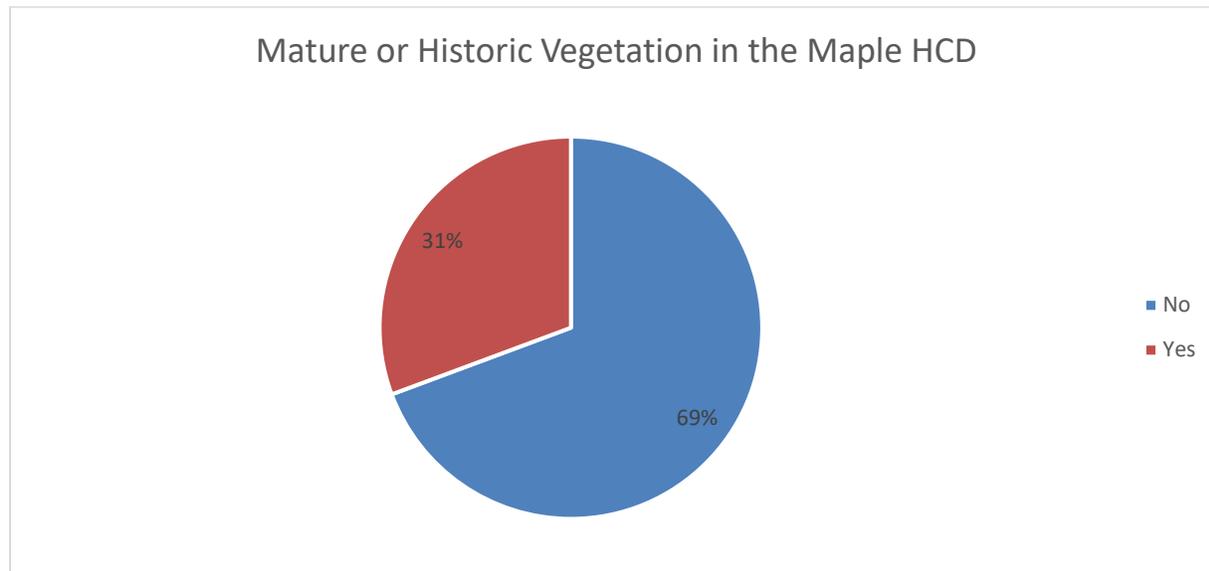
4.6.3 Presence of Mature Vegetation and Historic Landscape Features

The Project Team collected information on whether properties contained mature or historic vegetation, either visible from the public realm or as municipal street trees in front of each property. Data collection also sought to identify if properties contained historical landscape features such as historic walls, fences, water features, landscaping etc. A total of 31% of the HCD properties were identified as containing mature or historic vegetation (Figure 14), while the remaining 69% did not. Four properties were identified as having historic landscape features, accounting for 1% of the HCD (Figure 15).



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Existing Conditions of the Maple Heritage Conservation District
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4.6.4 Cemeteries

Areas where mature trees and heritage landscapes were identified include cemeteries and religious institutions within the Maple HCD. This includes Maple United Cemetery, St. Andrews Presbyterian Cemetery, St. Andrews Presbyterian Church and Masjid Vaughan. Although the vegetation and landscaping of Maple United Cemetery and the single residence on Hill Street contribute to the heritage character of the district, this area is isolated due to the parking lot associated with the Maple GO Station and Station Street/GO railway. This is exacerbated by the contemporary townhouse development on



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

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Glengarry Crescent and Major Mackenzie Drive West. The cemetery is further isolated physically and visually by the concrete retaining wall separating the cemetery from Major Mackenzie Drive West, as illustrated below (Plate 26).



Plate 26: Obstructed view due to grade change and concrete retaining wall of Maple United Cemetery looking north from Major Mackenzie Drive.

The landscape composition of St. Andrews Presbyterian Cemetery on the east side of Keele Street south of Major Mackenzie Drive West generally contributes to the heritage character of the district, and unlike the Maple United Cemetery is not cut off visually from the public domain. There is a row of mature spruce trees lining the frontage of the cemetery. There is some impact to the character of the cemetery as it abuts Keele Street, a major arterial road which detracts from the historical serenity of the site, and the infill development of new construction surrounding the cemetery (Plate 27 and Plate 28).



Plate 27 and Plate 28: View of St. Andrews Presbyterian Cemetery

In addition to the streetscape and cemetery features, there are two landscapes associated with the built environment; St. Andrews Presbyterian Church and Masjid Vaughan. The architecture of the church contributes to the heritage character of the district, while contributing features of the landscape include the heritage plaque and bell on public display (Plate 29). The plantings are primarily foundation plantings, which is typical of historical church landscaping so that special events such as processions can spill over



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outside onto a well-manicured lawn. Also typical is the church spire, which towers above the rooftops of the buildings along Keele Street as a landmark.

Masjid Vaughan is located within a historic church and although the building is a contributing heritage resource, the associated landscape has a modern concrete landing and more contemporary paving (material and layout). On the Church Street side of the property, the building is lined with intermediate and mature trees, but as two of the trees are elm, they are showing signs of decline and it is not expected for them to remain, as they will become a hazard in an urban setting. Taken together, the landscape at the Masjid Vaughan does not contribute as a heritage resource or visually to the heritage character of the Maple HCD (Plate 30). On the side street, Church Street, the building is lined with intermediate and mature trees, but as two of the trees are elm, they are already showing signs of decline and it is not expected for them to remain, as they will become a hazard in an urban setting.



Plate 29: St. Andrew's Presbyterian Church



Plate 30: Masjid Vaughan, looking west

4.6.5 Tree Protection By-Law

The City of Vaughan has Tree Protection By-law 185-2007 that applies to the entire city, including the Maple HCD. The by-law is intended to avoid the destruction or damage of trees on private property. The By-law prohibits property owners from injuring or destroying trees more than 20cm in diameter or having a base diameter of 20 cm without authorization from the City. Approval is granted by the City through means of a permit system, and the City may refuse permits when trees are healthy, located in environmentally significant areas, or where removing the tree would have adverse effects on ecological systems, natural landforms, erosion, flood control, or significant vistas.

The existing Maple HCD Plan does not specifically reference the Tree Protection By-law as it was established following completion of the HCD Plan. Instead the HCD Plan provides policies and guidelines to maintain and protect mature trees and introduce new vegetation that is hardy and/or native species.



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4.7 TRANSPORTATION INFRASTRUCTURE

4.7.1 Local and Regional Roads

The Maple HCD is located at the intersection of Major Mackenzie Drive West and Keele Street. Major Mackenzie Drive West is a four-lane arterial urban road with a posted speed limit of 50 km/hr. Major Mackenzie Drive West is under the jurisdiction of York Region, and is noted as a Regional Rapid Transit Corridor in the City's Official Plan Schedule 10. Keele Street is a four-lane major arterial road with a posted speed limit of 50 km/hr and is under the City's jurisdiction. It is identified as a Regional Transit Priority Network under the City's Official Plan, Schedule 10.

The intersection of Major Mackenzie Drive West and Keele Street contains signalized traffic lights with left-turning bays at each road. Additional traffic lights are located along Keele Street at the intersections of Killian Road/Railway Street, Master's Avenue, MacNaughton Road, at 9944 Keele Street, Barrhill Road, and Knightswood Avenue. On Major Mackenzie Drive West traffic lights are located at the parking lot entrance to Vaughan City Hall (2141 Major Mackenzie Drive), and Hill Street, just east of the Maple United Cemetery.

4.7.2 Environmental Assessment and Detail Design for Widening of Major Mackenzie Drive West

The Maple HCD falls within the Central and East Segments of the Major Mackenzie Drive West Schedule 'C' Class Environmental Assessment study area, conducted in 2018. The recommended plan for the Central Segment – Gram Street to Jackson Street, involves the installation of a centre left-turn lane with sidewalks on the north and south sides. This design is to be implemented by shifting the alignment to the north, maintaining the existing south curb and using reduced lane widths. The recommended plan for the East Segment – Keele Street to Jackson Street, includes an eastbound right-turn lane while shifting the centerline north using reduced lane widths and allocating the remaining available space for the pedestrian realm, and streetscaping features involve planters, bollards, red unit pavers, ornamental lighting, bollards and street furniture.

The preferred design as outlined in the Draft 2018 Major Mackenzie Drive West Schedule 'C' Class Environmental Assessment Study Environmental Study Report (ESR) acknowledges the study area's location within the HCD. A Cultural Heritage Assessment Report (CHAR) prepared by Golder Associates Ltd. was conducted during the Environmental Assessment to inform the design of the proposed operational improvements to Major Mackenzie Drive West. The ESR concludes there are no direct impacts to the Maple HCD. No property is required as a result of the planned operation improvements recommended and no impacts to buildings are anticipated. While there will be a road shift, potential impacts along the north side of Major Mackenzie Drive West are primarily associated with upgrading of the existing sidewalk to a multiuse path, and replacement of planters in some areas. Earthworks required for this work will potentially impact existing boulevard trees situated between the sidewalk and road. The ESR concluded that potential impacts to street trees are to be minimal to the south and generally restricted to the north. However, City Staff have noted that they have provided comments to the Region



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indicating that they have concerns with potential impacts on the streetscape character of the HCD resulting from the preferred alternative.

In total, approximately 100 trees are anticipated to be impacted and are recommended for removal. Many of these trees are small and within the upper limits of suitability for transplanting. This assessment also considered mature trees or mature trees on adjacent properties with the potential to be impacted by the construction (e.g., roots damage, dripline encroachment, etc.) of the proposed roadway and pathway improvements.

As part of the Detail Design phase of the project, it is understood in the ESR that the following actions would be completed to further reduce the potential for indirect impacts on the HCD:

- **Develop Interpretive Signage:** Interpretive Signage that follows Maple HCD guidelines should be developed to encourage interaction with the HCD and to establish identity.
- **Develop a Tree Preservation Plan:** The maple trees are the namesake and distinctive feature of the HCD. A preservation plan should be developed to ensure their retention and encourage planting of species characteristic of the District, as identified by the Maple HCD objectives.
- **Develop a Streetscape Plan:** As identified in the Maple HCD Plan, all road improvements must preserve and enhance the heritage character of the District and create a pedestrian and bike friendly environment. For residential areas, streetscaping must enhance the historical character of the road allowances. For commercial areas, streetscaping must create a pedestrian-friendly shopping environment and provide amenities to serve visitors of all ages and mobility access requirements.

Although direct impacts to buildings within the HCD resources are avoided, indirect impact from construction vibration is still a risk. The ESR notes that prior to construction, temporary fencing should be erected at the nearest property line or lines to ensure that all excavation, construction, and associated vehicle traffic during construction will not accidentally impact properties associated with the HCD. Continuous ground vibration monitoring will be carried out near the foundations of heritage buildings as described in the ESR.

Following completion of the EA, York Region retained HDT Consultants to prepare detail designs for the proposed widening. At present, 30% design submissions have been provided to the City for review and comment. The 60% design shows that existing trees along Keele Street and Major Mackenzie Drive will be impacted by removal. A multi-use pathway has been included alongside the road, although the City has previously provided comments that they would prefer to have the active transportation lane separated. In addition, changes are to occur at the existing intersection of Major Mackenzie Drive and Keele Street, with the proposed addition of a new right turn lane at the northeast corner that will result in the loss of approximately 2.5 m of existing pedestrian realm and the loss of the existing pedestrian island.



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At this time, detail design plans show that only concrete will be used on pedestrian areas, which is permitted within the HCD Plan. Many other areas in the HCD also use interlocking pavers, either in whole or as a border to concrete sidewalks. The existing HCD Plan does not provide detailed guidance on consistency in streetscaping matters, and the Project Team understands this gap has been problematic for City Staff.

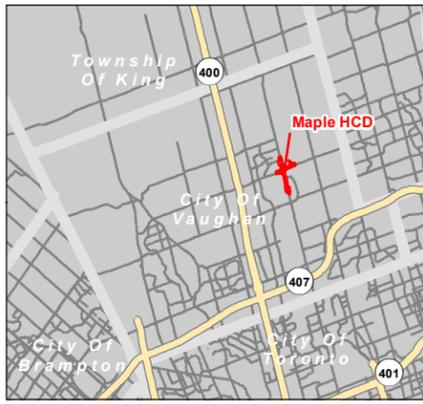
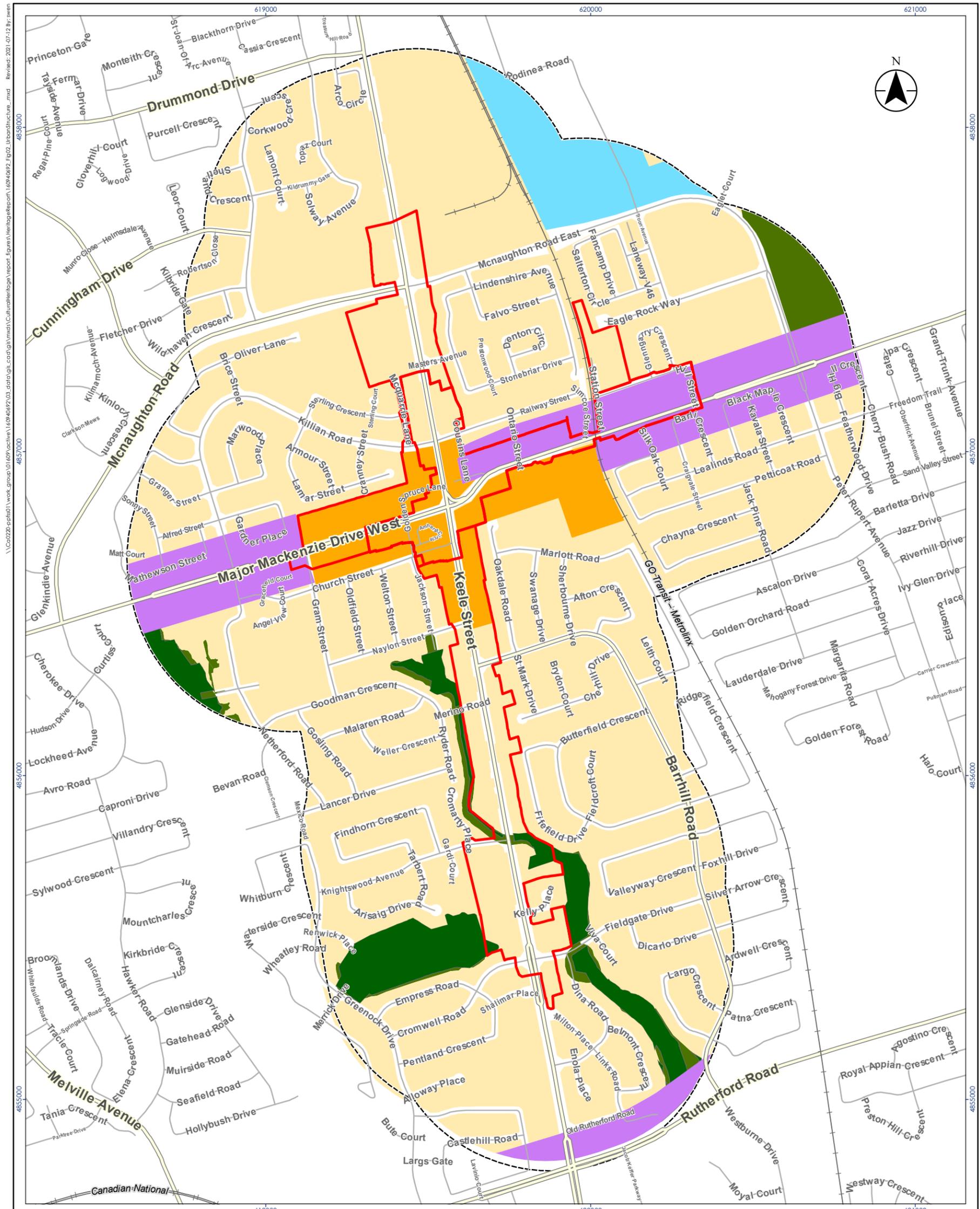
4.7.3 GO Transit

The railway line originally established in Maple in 1853 is now part of the GO Transit's Barrie Line, connecting Barrie and the City of Toronto. The Maple GO Station is located within the HCD, accessed off Hill Street. The Station area consists of station platforms, small semi-enclosed waiting shelters, the historical Maple Station building, and large paved parking areas for commuter vehicles. A railway overpass, constructed in 1974, carries the tracks above Major Mackenzie Drive West.

The Maple GO Station is currently undergoing improvements, consisting of pedestrian tunnels connected to a second platform, a new second track and platform, additional cyclist and pedestrian connectivity, additional parking, and additional public transportation loops and drop-off areas. A grade separation is also planned for McNaughton Road (outside of the HCD).

It should be noted that while the GO Station is included in the existing Maple HCD Boundary, policies and guidelines of the HCD Plan are not applicable to the lands as they are owned by Metrolinx, which is a Prescribed Public Body (PPB) and is not subject to Part IV or V of the OHA. PPBs are subject to Part III of the OHA, and the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*.





- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road
- City of Vaughan Official Plan Schedule 1**
- Stable Areas**
- Natural Areas and Employment Areas
 - Community Areas
 - Employment Area
- Intensification Areas**
- Local Centres
 - Primary Intensification Corridors

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
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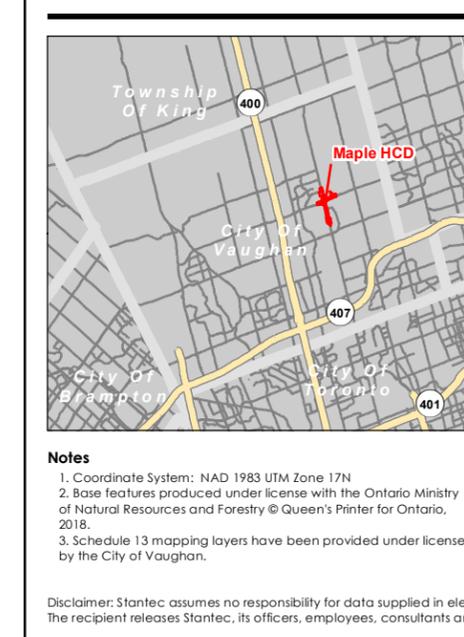
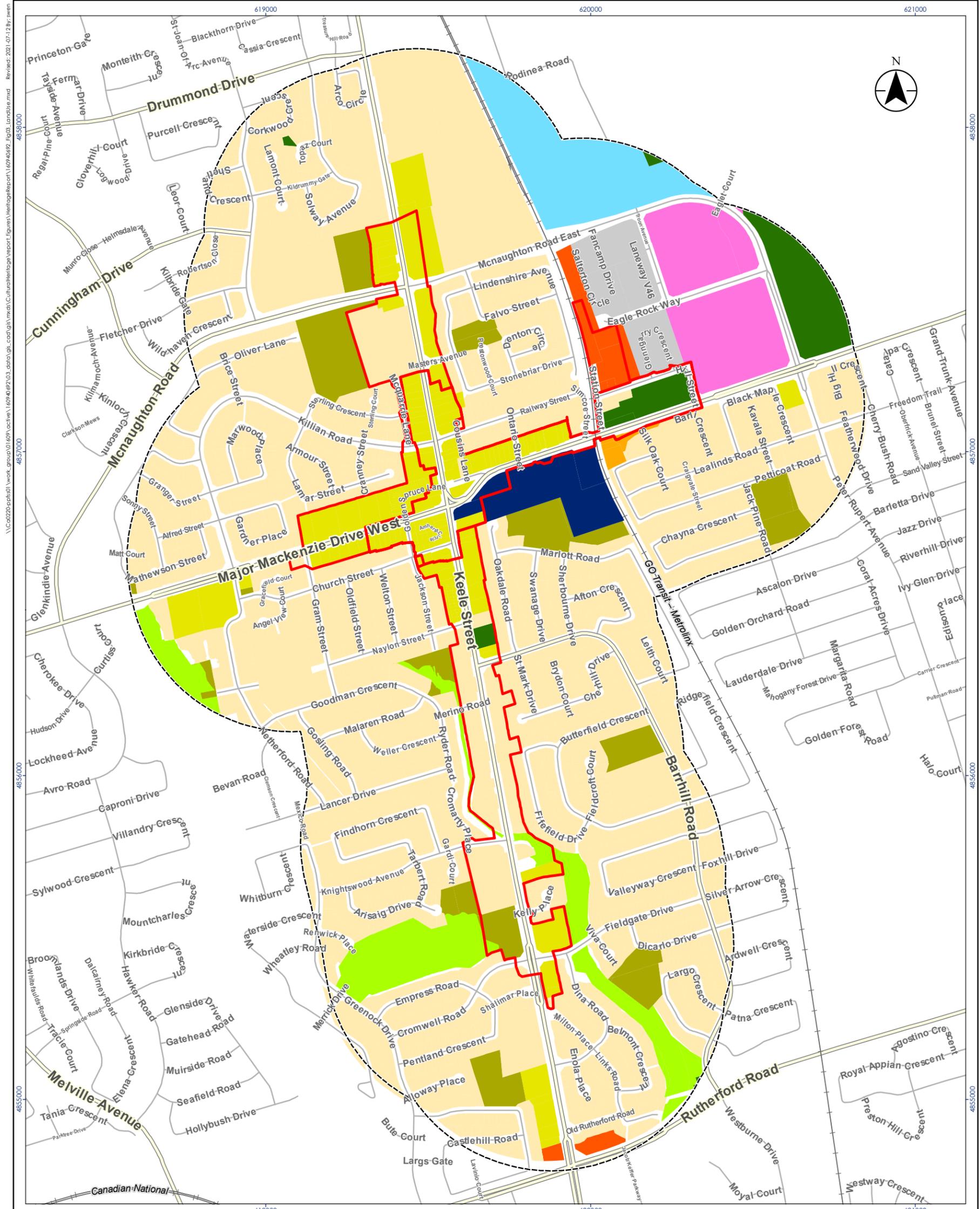
Project Location: City of Vaughan
 160940692 REVA
 Prepared by DH on 2021-07-12

Client/Project
 CITY OF VAUGHAN
 MAPLE HCD

Figure No.
2

Title
Urban Structure

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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road

- City of Vaughan Official Plan Schedule 13**
- Parks
 - Private Open Spaces
 - Low-Rise Residential
 - Low-Rise Mixed-Use
 - Mid-Rise Mixed-Use
 - Mid-Rise Residential
 - Community Commercial Mixed-Use
 - General Employment
 - Lands Subject to Secondary Plans
 - Major Institutional

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Project Location: City of Vaughan
160940692 REVA
Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
MAPLE HCD

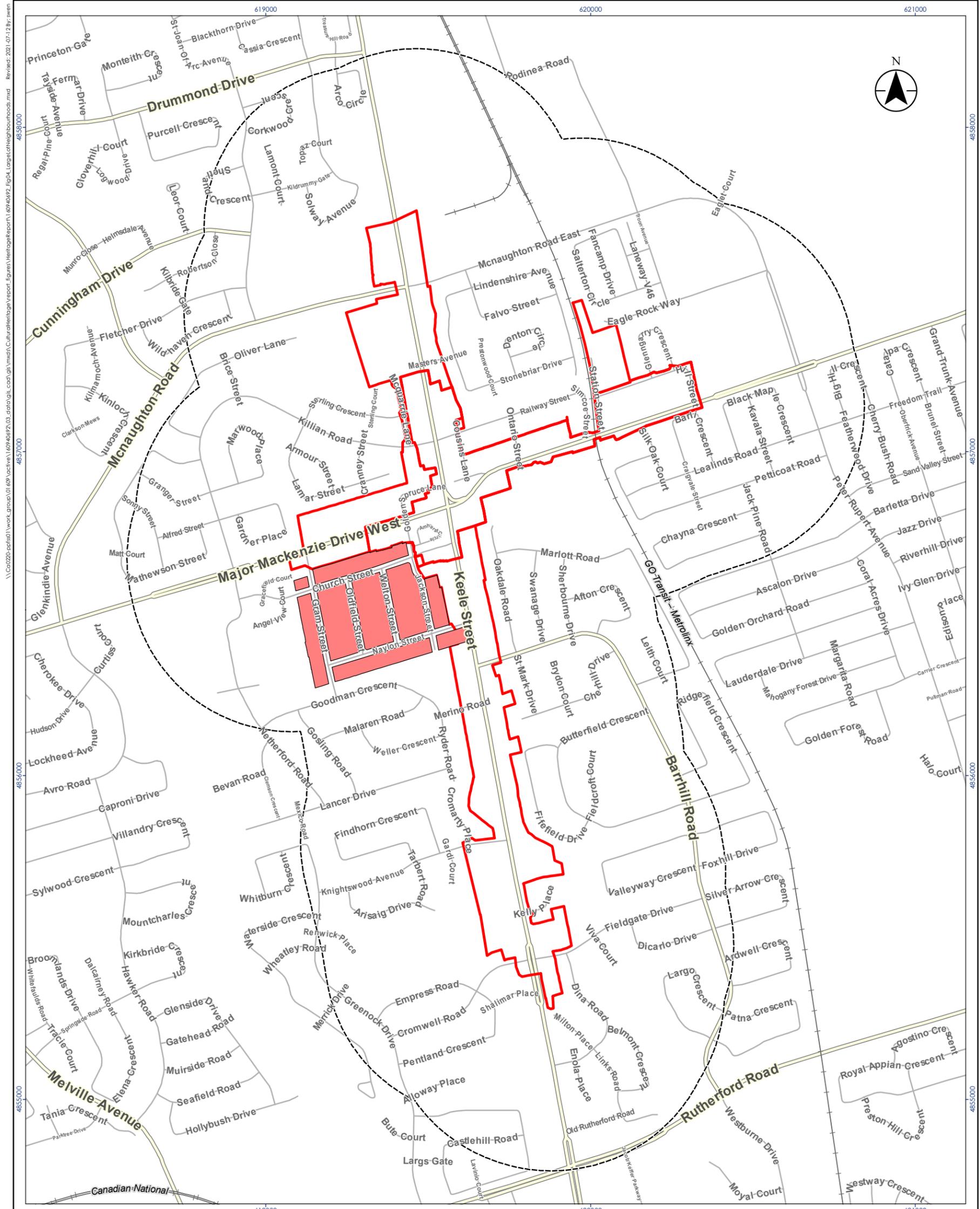
Figure No. **3**
Title

Land Use

Notes

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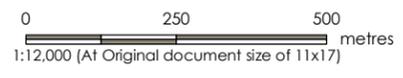
- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road

Schedule 1B Vaughan's Established Large-Lot Neighbourhoods

- 30m+ (100f+)

Notes

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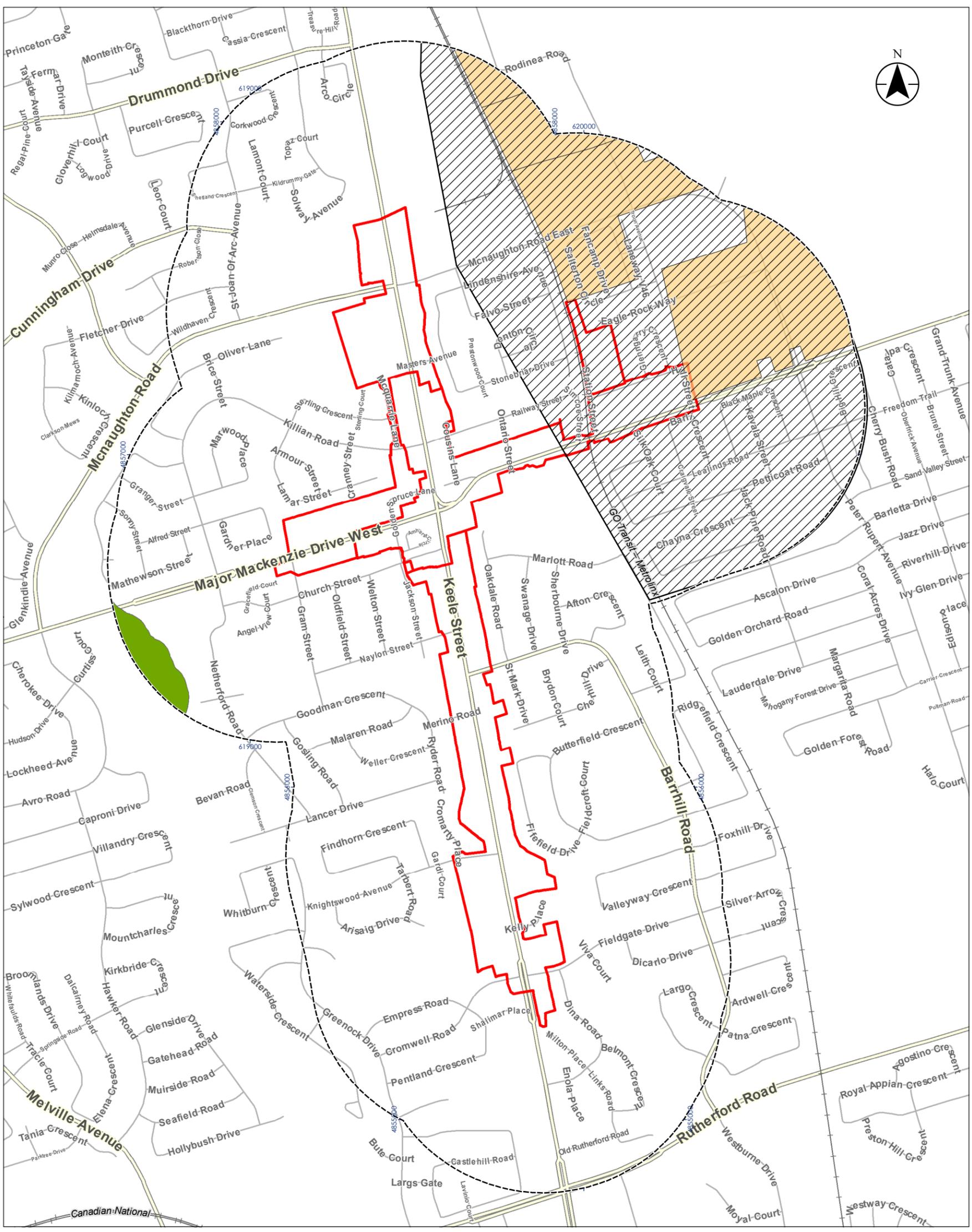
Client/Project
 CITY OF VAUGHAN
 MAPLE HCD

Figure No.
4

Established Large-Lot Neighbourhoods

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- Legend**
- Existing HCD Boundary
 - Former Aggregate Extraction Operation (MNRF/ LIO)
 - Oak Ridges Moraine Conservation Plan Area
 - Greenbelt Plan Area
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road

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Project Location: City of Vaughan
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Prepared by DH on 2021-07-12

Client/Project
CITY OF VAUGHAN
MAPLE HCD

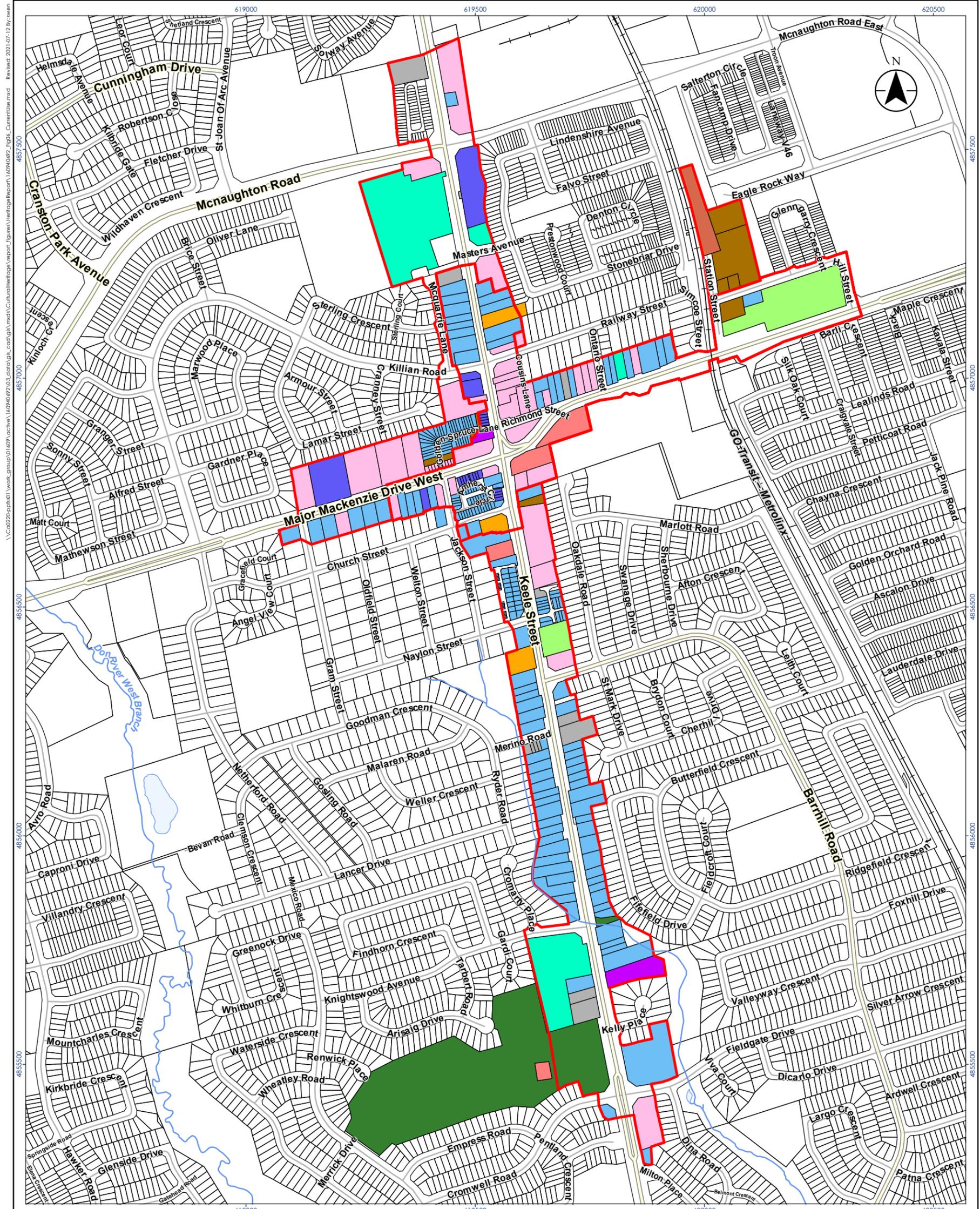
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5

Natural Conservation Zones

Notes

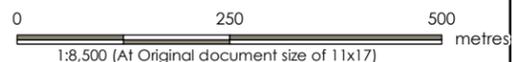
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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody

- Current Use**
- Cemetery
 - Civic
 - Commercial
 - Institutional
 - Mixed Use
 - Other
 - Park/Open Space
 - Parking Lot
 - Place of Worship
 - Residential
 - Transportation
 - Vacant



Project Location: City of Vaughan
 160940692 REVA
 Prepared by DH on 2021-07-12

Client/Project:
 CITY OF VAUGHAN
 MAPLE HCD

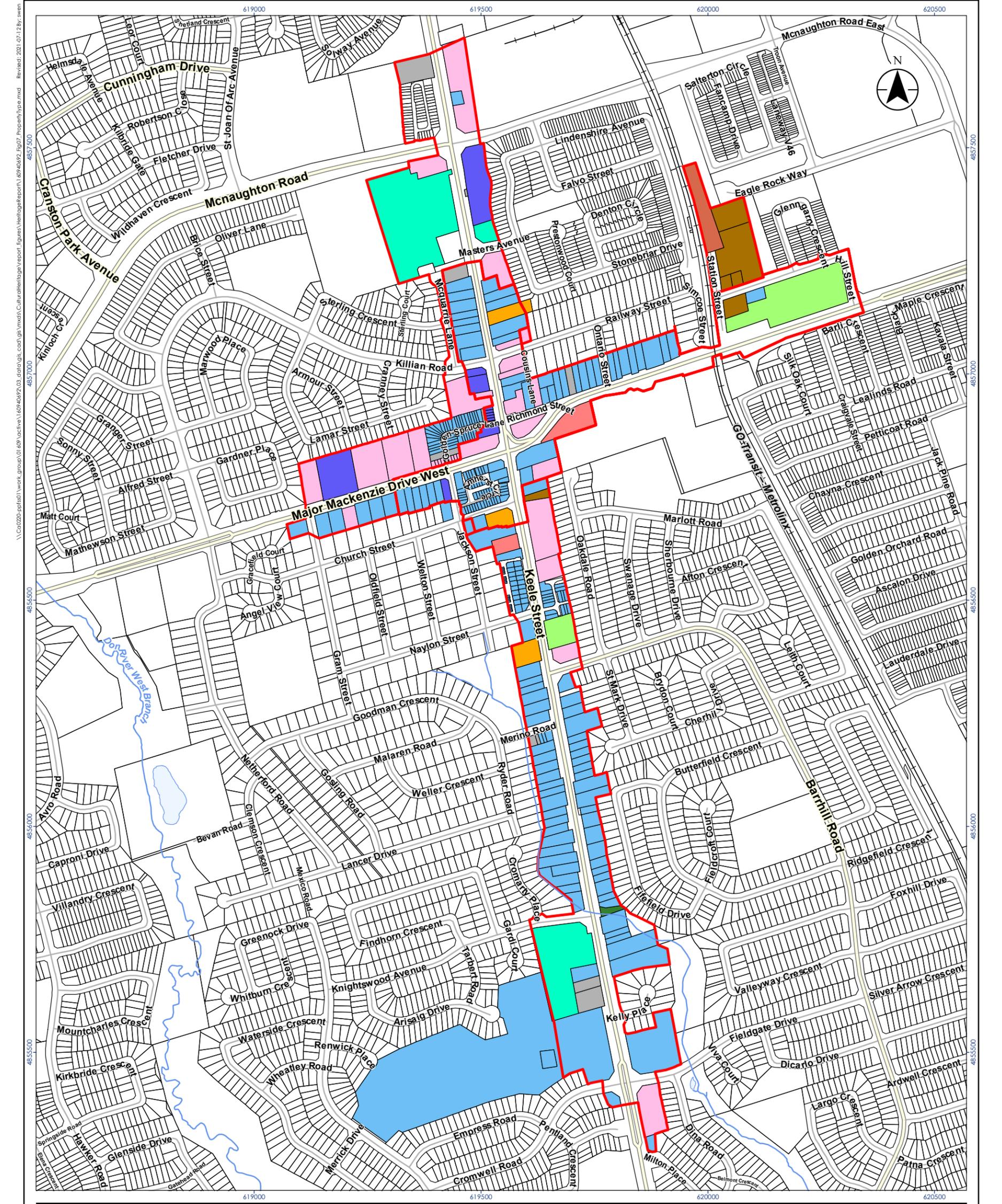
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6

Title
Current Use

Notes

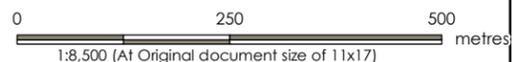
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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody

- Property Type**
- Cemetery
 - Civic
 - Commercial
 - Institutional
 - Mixed Use
 - Park/Open Space
 - Parking Lot
 - Place of Worship
 - Residential
 - Transportation
 - Vacant



Project Location: City of Vaughan
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 CITY OF VAUGHAN
 MAPLE HCD

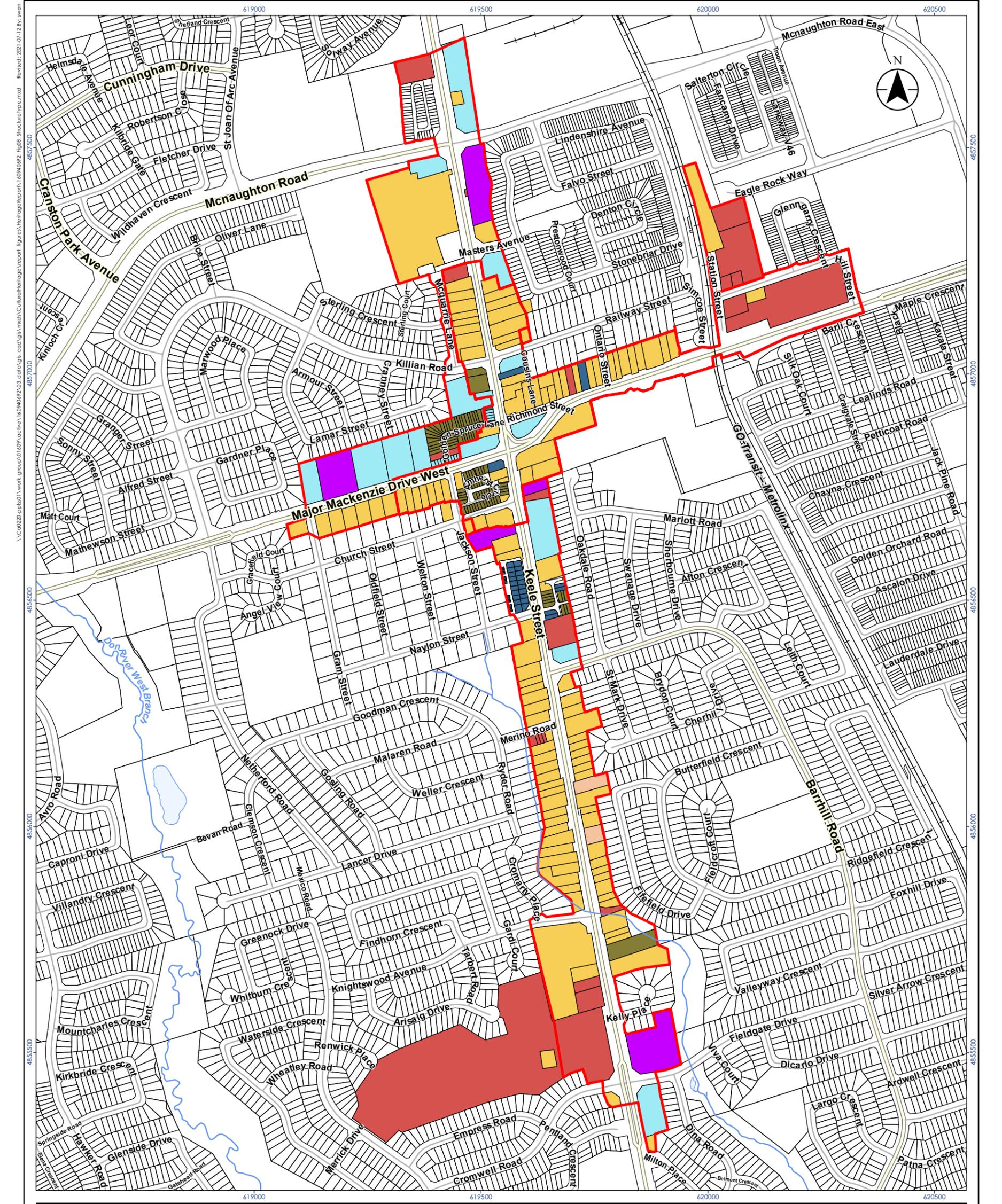
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7
 Title

Property Type

Notes

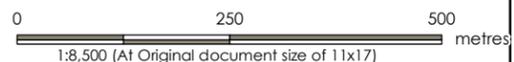
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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody

- Structure Type**
- Commercial plaza
 - Duplex
 - Low-rise apartment
 - No structure
 - Rowhouse
 - Semi-detached
 - Single detached



Project Location: City of Vaughan
 160940692 REV A
 Prepared by DH on 2021-07-12

Client/Project
 CITY OF VAUGHAN
 MAPLE HCD

Figure No.
8

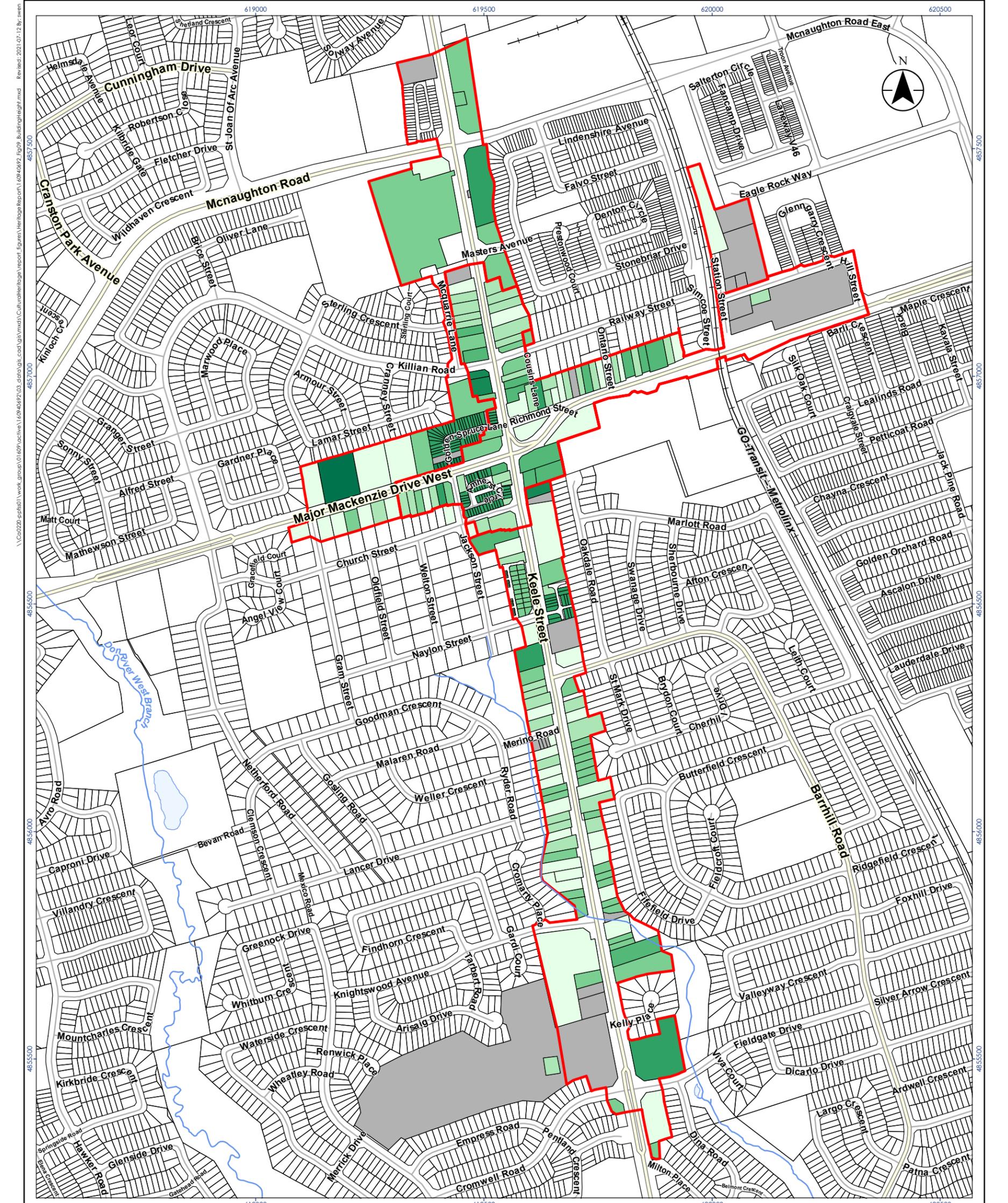
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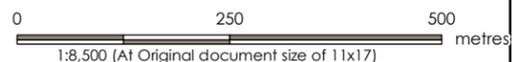
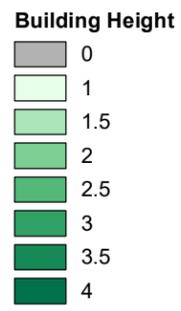
1. Coordinate System: NAD 1983 UTM Zone 17N
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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody



Project Location: City of Vaughan
 Prepared by: 160940692 REV A, Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN, MAPLE HCD

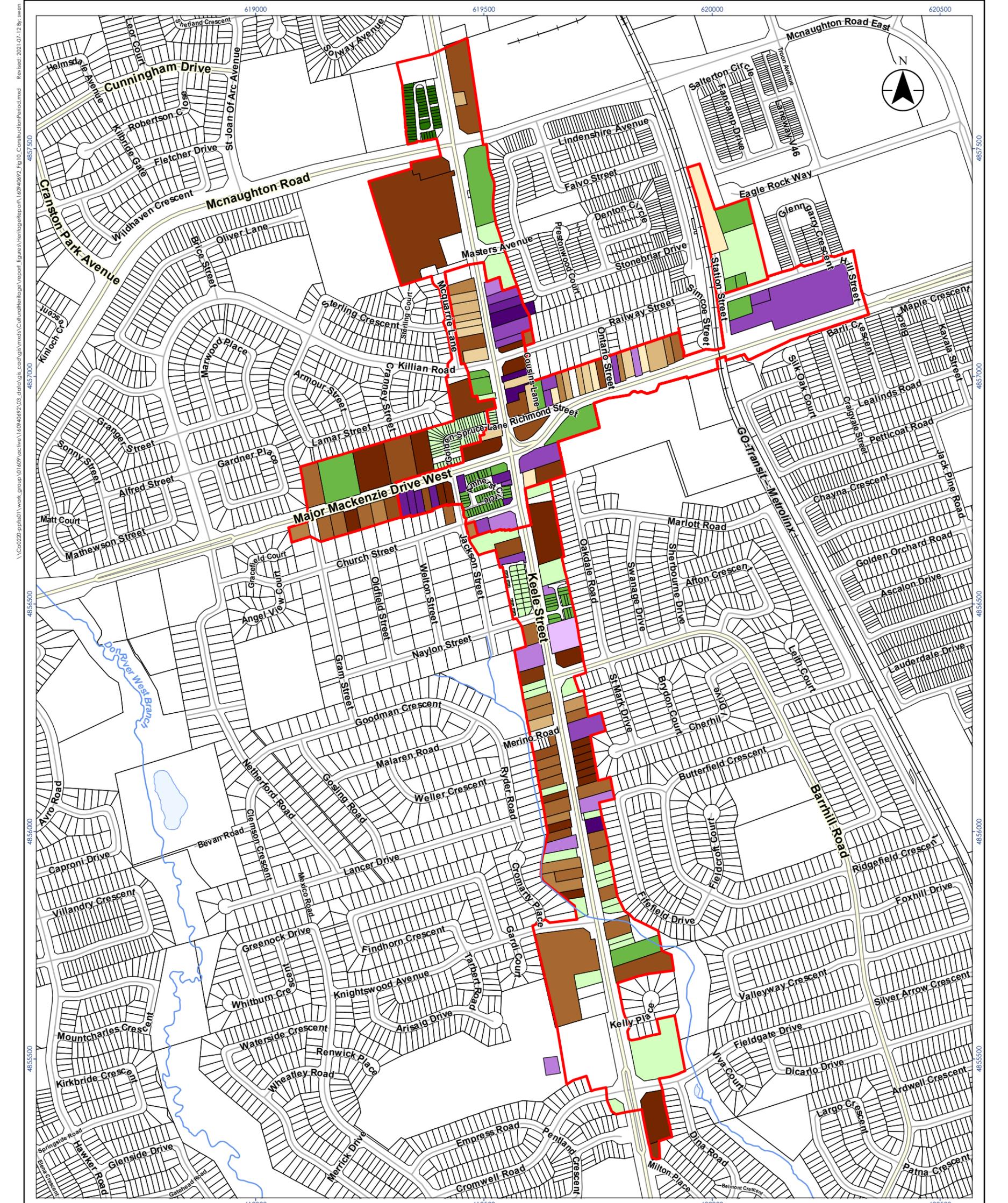
Figure No. 9

Title: Building Height

Notes

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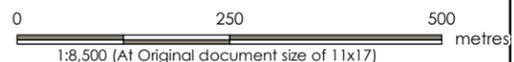
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| Legend | |
|---------------------|-----------------------|
| | Existing HCD Boundary |
| | Railway |
| | Highway |
| | Major Road |
| | Minor Road |
| | Waterbody |
| Construction Period | |
| | pre-1850 |
| | 1861-1870 |
| | 1871-1880 |
| | 1881-1890 |
| | 1891-1900 |
| | 1900-1910 |
| | 1911-1920 |
| | 1921-1930 |
| | 1941-1950 |
| | 1951-1960 |
| | 1961-1970 |
| | 1971-1980 |
| | 1981-1990 |
| | 1991-2000 |
| | 2001-2010 |
| | 2011-2020 |
| | 2021-2030 |

Notes

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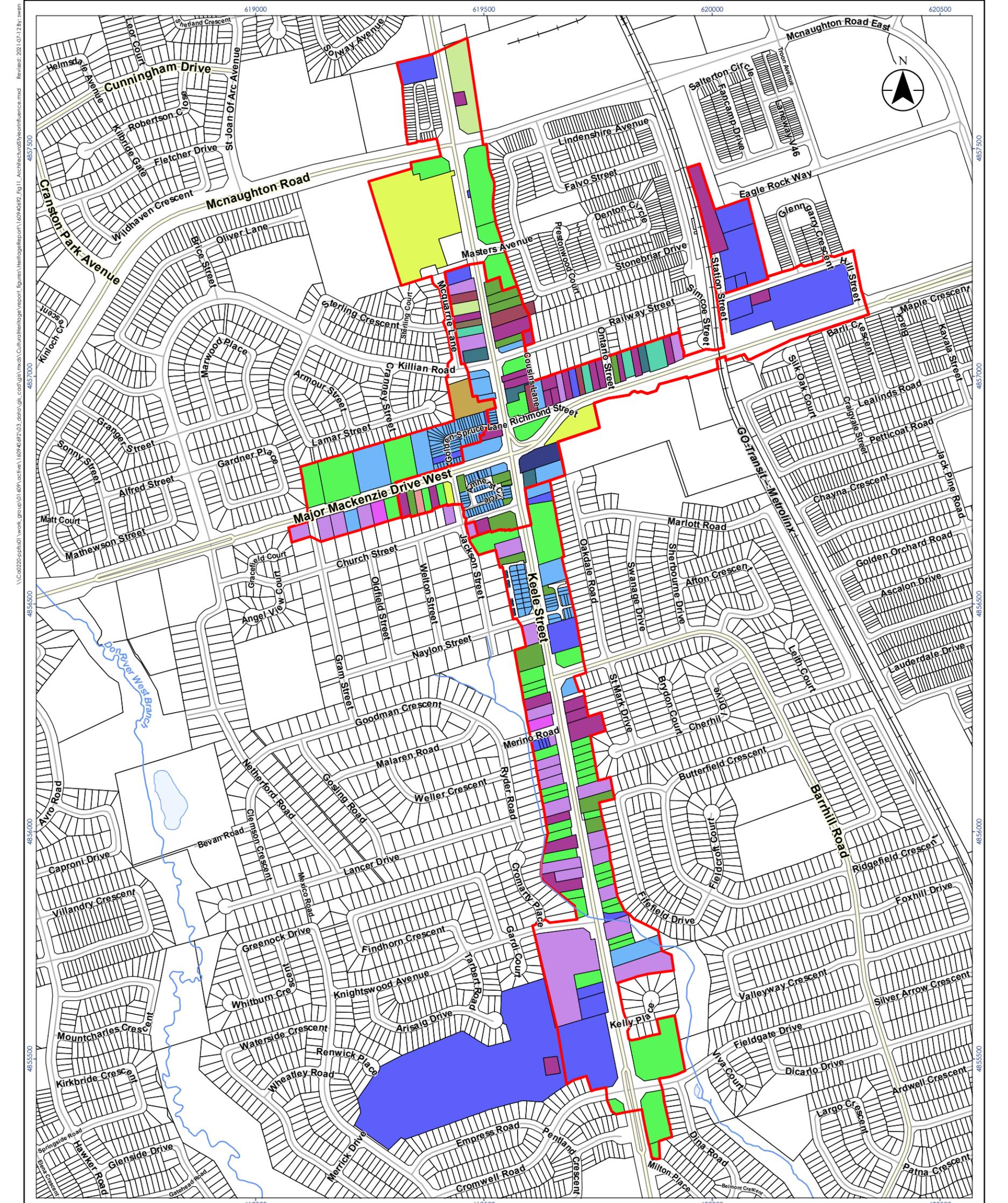


Project Location: City of Vaughan
 160940692 REV A
 Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
 MAPLE HCD

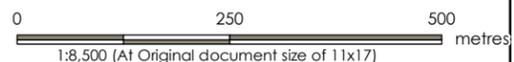
Figure No.: 10
 Title: Construction Period

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| Legend | |
|----------------------------------|--|
| | Existing HCD Boundary |
| | Railway |
| | Highway |
| | Major Road |
| | Minor Road |
| | Waterbody |
| Architectural Style or Influence | |
| | Brutalist |
| | Colonial Revival |
| | Contemporary Replica of Historic style |
| | Contemporary vernacular |
| | Craftsman/ Arts and Crafts |
| | Edwardian |
| | Georgian |
| | Gothic Revival |
| | Mid-century Modern |
| | N/A |
| | Other Period Revival |
| | Post Modern |
| | Queen Anne |
| | Second Empire |
| | Vernacular |
| | other |

Notes
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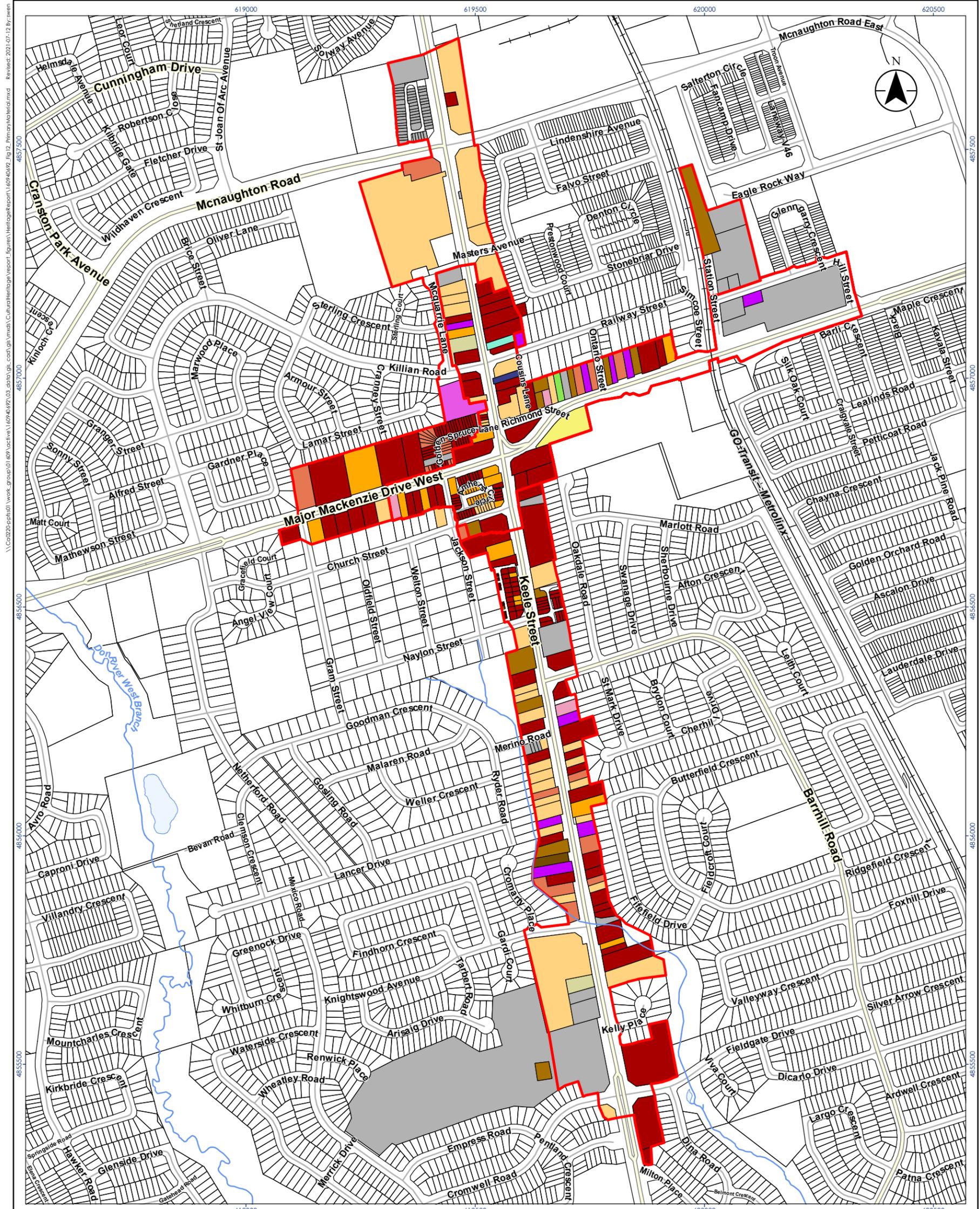
Project Location: City of Vaughan
 160940692 REVA
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Client/Project: CITY OF VAUGHAN
 MAPLE HCD

Figure No. **11**
 Title

Architectural Style or Influence

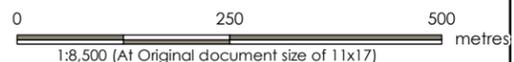
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| Legend | |
|--------------------|---------------------------|
| | Existing HCD Boundary |
| | Railway |
| | Highway |
| | Major Road |
| | Minor Road |
| | Waterbody |
| Material (Primary) | |
| | Buff brick |
| | Concrete |
| | EIFS |
| | Faux Stone |
| | Glass |
| | Other |
| | Other Brick |
| | Painted brick |
| | Red brick |
| | Rusticated concrete block |
| | Siding |
| | Stone |
| | Stucco |
| | Wood |
| | N/A |

Notes

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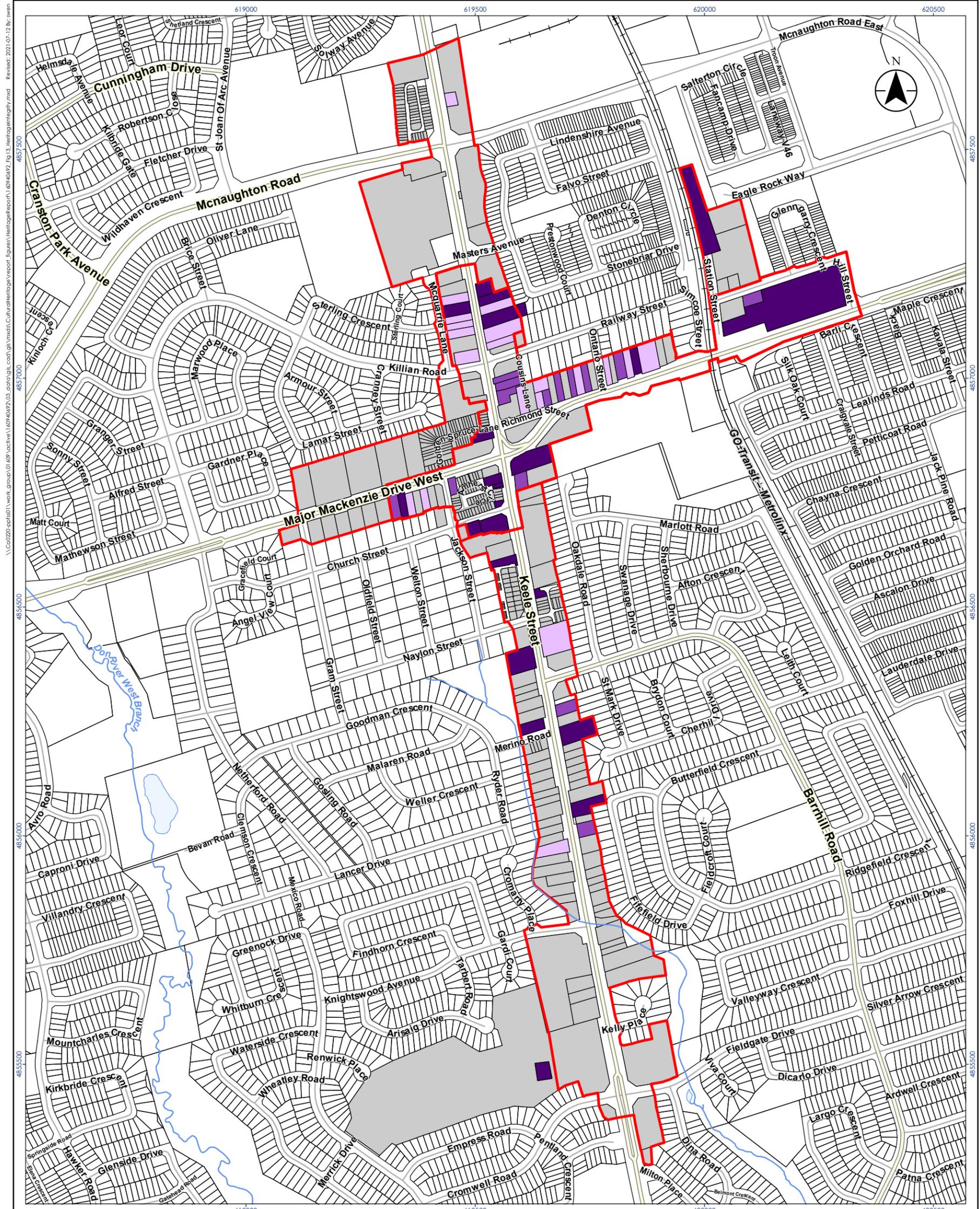
Project Location: City of Vaughan
 160940692 REV A
 Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
 MAPLE HCD

Figure No. **12**

Title: **Primary Material**

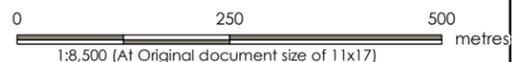
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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road
 - Waterbody
 - Heritage Integrity**
 - High
 - Low
 - Medium
 - N/A

Notes

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 MAPLE HCD

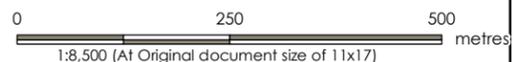
Figure No.: **13**

Title: **Heritage Integrity**

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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road
 - Waterbody
 - Mature or Historic Vegetation



Project Location: City of Vaughan
 Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
 MAPLE HCD

Figure No. **14**
 Title

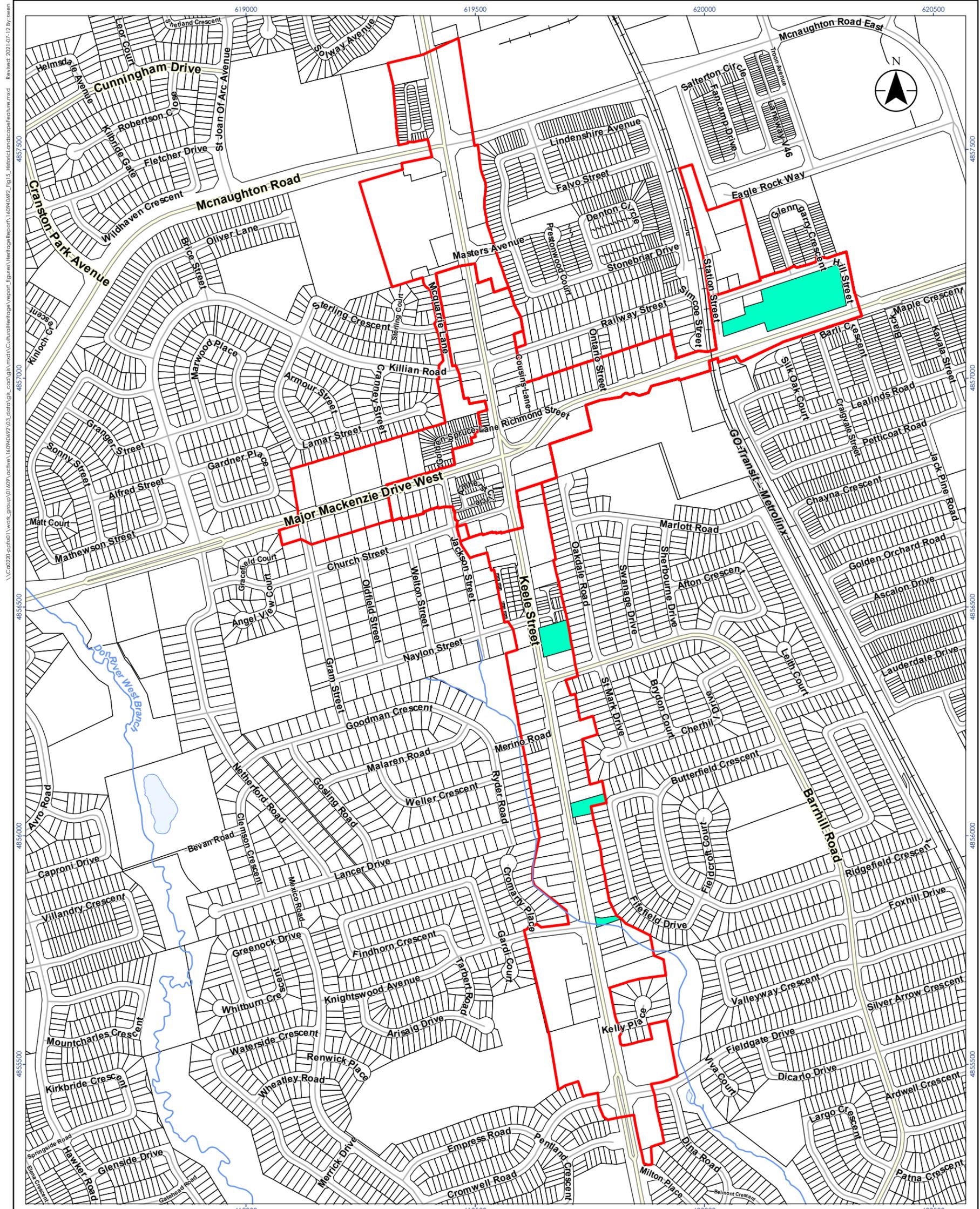
Mature or Historic Vegetation

Notes

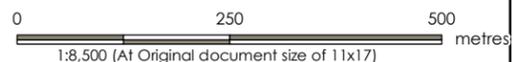
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- Legend**
- Existing HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody
 - Historic Landscape Feature



Project Location: City of Vaughan
 Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
 MAPLE HCD

Figure No.: **15**
 Title: **Historic Landscape Feature**

Notes

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MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

5.0 EVOLUTION OF THE MAPLE HERITAGE CONSERVATION DISTRICT

5.1 HERITAGE ALTERATION PERMITS

The City does not currently have a centralized system for filing or tracking heritage permits that have been approved within the Maple HCD. As such, it is not possible in this report to provide a comprehensive account of the changes to individual properties for alterations, additions, or demolitions that are not part of a development application. Similarly, this report is unable to comment on non-permitted changes or offences under the OHA. However, the City was able to identify heritage permits for alterations and additions between 2016 and present for the entire City, but upon review none appear to have been undertaken on properties within the Maple HCD.

Some heritage alteration permits in the Maple HCD were tracked as part of development applications, including those listed in Table 2 below.

Table 2: Known Heritage Permits in the Maple HCD associated with Development Applications

| Heritage Alteration Permit No. | Date | Address(s) | Nature of Heritage Permit |
|--------------------------------|------|-------------------------------------|---|
| HP 2020.010 | 2020 | 9770 Keele Street | Demolition, severance, and new construction of semi-detached townhouses |
| HP 2020.002 | 2020 | 10274, 10286 and 10296 Keele Street | Demolition of 1970s house and construction of townhouses |
| HP.2019.006 | 2019 | 10316 Keele Street | Demolition and salvage of materials of heritage structure for construction of townhouses |
| HP 2019.001 | 2019 | 10286 Keele Street | Demolition only |
| HP 2019.012 | 2019 | 9891 Keele Street | Updated to previous application (2017) |
| HP 2019.015 | 2019 | 9891 Keele Street | Restoration of property |
| HP 2019.016 | 2019 | 9869 and 9891 Keele Street | Construction of new townhomes |
| HP 2018.005 | 2018 | 9946 and 9954 Keele Street | Removal of a cross |
| HP 2018.009 | 2018 | 10211 Keele Street | Installation of a sign |
| HP 2017.015 | 2017 | 9860 Kelle Street | Work on bell tower on front lawn |
| HP 2012 | 2012 | 9589 Keele Street | Construction of new structure (farm building demolished in 2005-2006 pre-dating HCD guidelines) |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

To help determine the extent of change to individual heritage buildings identified in the 2006 Study through alteration or additions, a review of the 2005 Inventory and photographs taken during a site visit in September 2020 was conducted. The review demonstrates that no major changes have occurred on approximately 12 properties; minor repairs or alterations (e.g. replacement of window, doors, roofing, painting or landscaping changes) have occurred on approximately 11 properties; seven have been demolished and replaced with new construction; one property has undergone major repairs; three have undergone full-scale restoration as part of redevelopment; two are under potential for redevelopment; two are in poor repair; and five properties are unaccounted for either as they are missing from the 2005 Inventory or are obscured by vegetation and changes cannot be determined. Table 3 summarizes the changes since 2005, where information is available. Some properties identified as heritage properties in mapping of the existing HCD plan do not appear in the inventory. It is not known why these resources were not included, and as such data is unavailable. As the HCD report did not include a detailed list of heritage properties, their presence is determined based on a review of the mapping contained in the Study report and a comparison to existing parcel fabric, wherever possible.

Table 3: Summary of Changes to Heritage Properties since 2005 Inventory

| Address of Heritage Property | Summary of Alterations |
|--|--|
| 10361 Keele Street | No data available – not contained in 2005 Inventory |
| 10084 Keele Street | No visible changes to house, removed tree from left facing side of house |
| 10104 Keele Street | Driveway widened, stairs to front door are now street facing rather than to the driveway, painted lattice work below verandah |
| 10108 Keele Street | Porch painted from white to black, significant sag to the verandah cover |
| 10114 Keele Street | In poor repair; verandah built out with four white vinyl clad support pillars, transition from old verandah in disrepair and not well tied in. |
| 10122 Keele Street | No visible changes, trees have matured |
| 10128 Keele Street | New doors and windows |
| 10137 Keele Street | No visible changes, landscaping is overgrown |
| 10125 Keele Street | Roof is in disrepair, no other visible changes |
| 10117 Keele Street | No visible changes |
| 10103 Keele Street (previously 10111 Keele Street) | No visible changes |
| 10101 Keele Street | New roof and gutters |
| 10049 Keele Street | Listed in the 2020 inventory as 10049 and 10055 - appears to be 10055 from the exterior address. No photograph in the 2005 inventory, but description matches the 10055 entry. From basis of 2005 description, no major changes have occurred. |
| 9983 Keele Street | No visible change |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

Table 3: Summary of Changes to Heritage Properties since 2005 Inventory

| Address of Heritage Property | Summary of Alterations |
|------------------------------|---|
| 9964 Keele Street | Complete restoration: now has many of the characteristics of 9944 Keele Street. Metal siding removed, either building was sided over original brick cladding or siding was replaced by brick façade. Noted in 2005 that original cladding may be under the aluminum. Field stone foundation, buff brick with red brick trim at flush quoins and at segmental-headed, eared arches to all apertures. "unusual gabled volume projects twice" noted in 2005 has been replaced with Victorian style bay window with large front facing flat window with two slant side windows, under modest, metal clad Mansard roof with upper roll molding. Roof has been replaced with black shingle, chimney appears to have been removed. Concrete block vestibule replaced with small covered verandah, which now incorporates window to the right of the door. Verandah has period elements, including columns, and square-section pickets on thick rail at bottom and top. new landscaping and prick pavers. |
| 9980 Keele Street | Renovated: paint removed from exterior brick. Red brick with buff-brick trim at flush quoins and at segmental headed arches to all apertures. New black shingle roof, new metal clad Mansard roof with rolled metal over each of the bay windows symmetrically placed on either side of the door. New windows, door, fixtures, gutters. Landscaped with concrete planters, and brick pavers for walkway. wrought iron style railings on concrete steps to front door. |
| 9986 Keele Street | Renovated, but maintains many original features. Covered verandah re-added, outline of which could be seen in 2005 photos. New roof, gutters, and metal clad Mansard roof above bay window, new windows, door and fixtures, trim painted cream. |
| 9994 Keele Street | Demolished, and replaced by commercial building in contemporary replica of historic style. |
| 9944 Keele Street | Minor changes, red-brick pier directly in front of veranda is gone as is one of the fruit trees (left facing apple), neat landscaping, some disrepair to the veranda, gutters, and Mansard roof in need of repairs |
| 9946 Keele Street | No data available – not contained in 2005 Inventory |
| 9926 Keele Street | No data available – not contained in 2005 Inventory |
| 9891 Keele Street | Windows boarded up and appears to be under renovation. Tall pine tree recommended for preservation still present. |
| 9860 Keele Street | No data available – not contained in 2005 Inventory |
| 9773 Keele Street | Obscured by trees – subject to potential development |
| 9690 Keele Street | New windows, roof and board-and-batten in poor condition |
| 9470 Keele Street | No visible change |
| 10361 Keele Street | No data available – not contained in 2005 Inventory |
| St. Andrew's Cemetery | No visible change |
| 1 Jackson Street | Demolished and replaced by modern townhomes in contemporary replica of historic style |
| 2269 Major Mackenzie | No data available – not contained in 2005 Inventory |
| 2273 Major Mackenzie | Demolished and replaced by modern townhomes in contemporary replica of historic style |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

Table 3: Summary of Changes to Heritage Properties since 2005 Inventory

| Address of Heritage Property | Summary of Alterations |
|---|--|
| 2285 Major Mackenzie | Demolished and replaced by modern townhomes in contemporary replica of historic style |
| 18 Richmond Street | Building converted to commercial use. Brick porch enclosed and extended across what was the front the structure as a first story and basement addition. Brick corner piers were re-appointed during the addition and a third pier was added to the west corner of the addition maintaining the style across what is now the side of the structure. Front entrance moved to East side of building and the laneway expanded and parking space built. New roof, gutters, soffits, and windows. Tudor style gable features retained. |
| 6 Richmond Street | No visible changes, building appears in poor condition and may be abandoned. Listed in 2005 inventory as 10 Richmond Street. |
| 4 Richmond Street | New exterior cladding, and signage. Vestibule installed at entrance facing Richmond Street. |
| 2 Richmond Street | New windows. Was listed as "Lane Building" in the 2005 inventory |
| 2174 Major Mackenzie Drive | Converted to commercial use. Deciduous tree removed from front. Verandah deck and stairs painted white. |
| 2150 Major Mackenzie Drive | Painted a darker tan-beige, new gutters, new stairs to verandah and pickets and rails have been added. Landscaping has been changed to conifers from wildflower garden |
| 2142 Major Mackenzie Drive | Features obscured by trees |
| 2134 Major Mackenzie Drive | Painted shutters and trim around door vibrant red, new front door |
| 2126 Major Mackenzie Drive | Painted the gable, second floor, verandah and front door trim a vibrant yellow, well maintained, large mature trees screen and obscure some of the house features |
| 2116 Major Mackenzie Drive | No visible changes |
| 2000 Major Mackenzie Drive | Addition of Muslim cemetery |
| 2141 Major Mackenzie Drive (previously 9995 Keele Street) | No visible changes |
| 2291 Major Mackenzie Drive | New roof, gutters, windows. Below bay window clad over brick and stone with yellow aluminum siding, in disrepair and vacant |
| 2347 Major Mackenzie Drive | New roof, and gutters |
| 2339 Major Mackenzie Drive | Renovated exterior elements including uncovered transom and re-installed glass pane, new shutters added to lower level windows, porch roof repaired or replaced, and scroll work embellishments added to top of full height pillars. New front door and fixtures. New roof with scroll work embellishments in peak. Mansard roof replaced. New gutters added. Landscaping and window boxes added. Driveway resurfaced and edged with square pavers. Added waist height white picket fence around front yard to property line. |
| 30 Station Street | Maple GO Station. Paved entry has been sloped away from the building likely to help with drainage and accessibility |
| 8 Church Street | Demolished and replaced by modern townhomes in contemporary replica of historic style |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

Table 3: Summary of Changes to Heritage Properties since 2005 Inventory

| Address of Heritage Property | Summary of Alterations |
|------------------------------|---|
| 10 Church Street | Demolished and replaced by modern townhomes in contemporary replica of historic style |
| 11 Church Street | Demolished and replaced by modern townhomes in contemporary replica of historic style |
| 15 Church Street | Demolished and replaced by modern townhomes in contemporary replica of historic style |

5.2 DEVELOPMENT APPLICATIONS

Since the establishment of the Maple HCD Plan there have been several development applications within and adjacent to the HCD. In some cases, these applications have involved the retention, restoration, or adaptive re-use of existing heritage buildings and incorporation into new development. However, the majority of development has resulted in the demolition of the original structures, including 19th century structures and several structures dating to the 1970s.

In total, 15 buildings have been demolished within the Maple HCD since it was enacted in 2007. Of those, seven were identified as heritage buildings in the 2007 Plan. Three buildings were demolished in the years during the HCD Study but prior to the passing of the HCD Plan. An additional three are proposed for demolition in applications that remain in progress. Some development applications have also retained, or proposed to retain, existing heritage buildings, including the properties at 9773 Keele Street, 9869-9891 Keele Street, 2291 Major Mackenzie Drive West, 9980 Keele Street, and 1 Jackson Street.

Development applications in the HCD have typically been for the construction of residential townhouse or mixed-use buildings between two and three storeys in height that use red brick, buff brick, or light toned brick cladding as a primary material. Recent developments have tended to be designed in a style that heavily references historical architectural styles, often classically inspired, Second Empire or Gothic Revival.

The table below summarizes the development applications that have occurred in the HCD since 2007:



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

Table 4: Development Applications in the Maple Heritage Conservation District

| Application Number | Address | Date | Summary | Heritage Permit | Appeals |
|--|------------------------------------|------|---|-----------------|------------------|
| DA.18.002 | 10274,10286 and 10296 Keele Street | 2018 | Proposal to demolish existing 1970s house and construct over 50 townhomes. Proposal has received approval from Heritage Vaughan and Council. Site plan and demolition approved, currently under construction. | HP 2020.002 | Appealed to LPAT |
| 19T-15V010, Z.15.029, & DA.15.071 | 10316 Keele Street | 2020 | Demolition and salvage of materials of heritage structure. Construction of town homes. | HP.19.006 | No |
| OP.15.008, Z.15.034, DA.16.116, 19T-15V014 | 9560 and 9570 Keele Street | 2018 | Demolition of two existing sympathetic structures and townhomes, approved after Heritage Vaughan did not meet 90-day timeline to provide decision. | No | Appealed to LPAT |
| DA.17.095,DA.17.096 | 9643 Keele Street | 2017 | Demolition of existing 1970s house and two new houses/severance. Application has not met Staff's comments, not yet approved. | N/A | N/A |
| 19T-20V003 (By-Law Enforcement) | 9715 Keele Street | 2020 | City Staff have contacted By-law enforcement to require heritage permit to maintain property standards. | N/A | N/A |
| Z.17.002 | 9773 Keele Street | 2018 | Proposed relocation of heritage home on site and restoration, new townhouses. Application has not been formally submitted. | N/A | N/A |
| Previously Z.15.019, DA.17.068 | 9797 and 9785 Keele Street | 2015 | Proposed demolition of existing two houses, one of which is heritage, and replacing with townhouses in residential area. | Not Known | Appealed to LPAT |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

Table 4: Development Applications in the Maple Heritage Conservation District

| Application Number | Address | Date | Summary | Heritage Permit | Appeals |
|--|--|--------------|--|-----------------|------------------|
| Pre-Application | 9929 Keele Street | N/A | Proposed demolition of shopping mall for residential units. Heritage Planning Staff have advised applicant that the proposal is not in keeping with HCD policies. | N/A | N/A |
| OP.15.009, Z.15.037, 19T-15V015 ,DA.15.090 | 9869-9891 Keele Street (Empire Place & St. Andrew's Cemetery) | 2017 | Retention and conservation of Bailey House, townhouses behind new duplexes. Development was allowed because the lot is located within the limits of Maple "downtown core" | Not known | No |
| DA.20.010, Z.17.002 | 2291 Major Mackenzie Drive | 2020/2015 | Restoration of existing heritage house with townhouse units. | No | N/A |
| OP.18.007, Z.18.012 | 2338 Major Mackenzie Drive | 2018 | 83 stacked townhouse units | N/A | Appealed to LPAT |
| N/A | Maple GO Station/Rail Overpass | 2007 onwards | Demolition of houses on Metrolinx property. No formal applications submitted as lands owned by Metrolinx and subject to <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i> . | N/A | N/A |
| Z.20.025, DA.20.044, 19T-20V003 & 19CDM-20V007 | 9675, 9685 and 9697 Keele Street | 2015 | Proposed demolition for 9676 and 9685 Keele Street, retention of 969 Keele Street proposed. | No | N/A |
| Z.09.014, DA.12.038 | 1 Jackson St, 8 Church, 10 Church, 12 Church, 2269 Major Mackenzie, 2273 Major Mackenzie, 2285 Major Mackenzie, 9964 Keele, 9980 Keele | 2013-2015 | Demolition, relocation, townhouse construction | Unknown | No |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Evolution of the Maple Heritage Conservation District
July 22, 2021

Table 4: Development Applications in the Maple Heritage Conservation District

| Application Number | Address | Date | Summary | Heritage Permit | Appeals |
|-----------------------------------|--|----------------------------|---|---|-----------------|
| OP.10.064, Z.10.023, DA.10.052 | 2396 Major Mackenzie Drive | 2018 | Demolition of 19 th century building in 2006. Proposed apartment building but plans have not been approved. | N/A | Appealed to OMB |
| HP.2012.019, DA.06.007 | 9589 Keele Street | 2010 | Farm building demolished in 2005-2006. Construction of new structure. | HP. 20212 | Appealed to OMB |
| B021/11 | 10117 Keele Street | 2015 | Severance at rear of property to create 111 and 113 Stonebriar. | No | No |
| DA.07.046 | 10211 Keele Street | 2008 | Older buildings on site demolished in 2005 | N/A as demolition was completed before HCD Plan. Approval given by Heritage Vaughan for finishes. | No |
| DA.160116 | 9580 Keele Street | 2017 | Demolition of 1940s bungalow and new construction just prior to passing of HCD By-law. Replacement structures were not required to go through heritage committee. | N/A | No |
| Pre-Application | 9600 Keele Street (George Bailey Public School) | 2020 (site plan agreement) | Complete demolition of 1950s school; eight semi-detached units and nine townhouse units | N/A | N/A |



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6.0 CONSULTATION

6.1 PUBLIC CONSULTATION

6.1.1 Project Website

A project website for the Maple HCD Plan Update was launched in November 2020 to provide information about the project, updates on consultation events, answers to frequently asked questions, and links to project reports and documents. The project website is hosted on the City of Vaughan's website and contains contact information for the City. The project website was updated over the course of the project to include up-to-date information following public meetings and report release.

6.1.2 Public Consultation Session

Public consultation was conducted to gather information on how the Maple HCD has been functioning since 2007 and identify the strengths, weaknesses, opportunities, and threats of the HCD as experienced by the local community. A Public Information Session was held via Microsoft Teams on January 26, 2021 at 7 pm. Local residents and community members were notified of the event through City of Vaughan social media postings (on Twitter and Facebook) on January 16, January 19, January 22, and January 25, 2021 advertising the meeting. Notification of the meeting was also posted on City Hall digital signage in advance of the meeting.

Seventeen members of the public, one City councilor, and three City staff members attended the public information session. The Stantec and a+Link team presented a PowerPoint that provided an introduction to the Maple HCD Plan Update project, an overview of the Maple HCD existing conditions, and an overview of preliminary findings to date. The Project team encouraged attendees to provide comments related to the HCD boundaries, development in the HCD, how the existing plan is working/not working, and how the HCD could be improved. Following the meeting, the project website was updated with links to the project survey and an interactive map where individuals can publicly mark up the map to leave comments and show their recommendations on the HCD boundary.

During the discussion portion of the meeting, attendees raised the following questions and comments:

Questions:

- An individual asked if the city require heritage architects on heritage projects in the district or create a master list on the city website? City of Vaughan staff noted that this is not the current intention of the HCD process to require heritage architects. This suggestion is noted.
- A developer asked when the plan will be effective. It was confirmed that the plan would only be in place after Council has approved.



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- An individual asked the project team to look at whether the Old Maple subdivision off of Major Mackenzie Drive is within the plan update and what this might mean in terms of building/rebuilding homes.
- Will there be more meetings like this in the future? The current project schedule calls for a meeting in the next phase of the project, with more details to be determined once that phase is entered.

Comments:

- Townhouses at Major Mackenzie Drive/Keele Street (across from Shoppers Drug Mart) were identified as a good example of heritage-sympathetic development. This was noted by the project team.
- The location of the boundary marker sign at the south end of the study should be confirmed as being correct. The project team will confirm the existing boundaries are correct in association with City of Vaughan staff.
- A resident noted he was supportive of the preservation of heritage in the area given that the city is growing rapidly.
- Preservation options for the “Rupert House” should be considered. This was noted by the project team.

6.1.3 Project Survey

The comment period following the Public Information Session ran from January 27th to March 1st, 2021. The survey asked respondents about their connection to the HCD (e.g., resident, business owner, living outside of the HCD), their experience with the HCD, and their thoughts on whether the HCD was meeting its stated objectives regarding heritage buildings, streetscape, boulevard and public realm and new development. Respondents were also asked to comment on whether the boundary of the HCD should be modified (and if so, how), and if they had any general comments about the HCD.

In total, 124 individual surveys were received by the project team. A summary of responses to survey questions is provided below, while individual responses can be found in Appendix B.

Of the respondents, one person self-identified as a business owner in the HCD (1%), 51 self-identified as residents in the HCD (41%), three self-identified as both residents and business owners in the HCD (2%), 67 self-identified as living outside the HCD (54%), and 3 self-identified as other (2%).

When asked to describe their experience as a property owner or resident in the HCD, responses showed people generally indicated a positive experience, with satisfaction in the presence of mature trees and historic buildings, but a rising concern over increasing traffic and development in the area.

Respondents were asked how the existing HCD guidelines or the process for obtaining a heritage permit could be improved. Responses strongly indicated that respondents would like to see stricter control over heritage properties to preserve the history of Maple.



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When asked if there were particular actions that should be exempt from requiring a heritage permit in the future, many respondents simply stated “no” or provided no detailed guidance, suggesting an appetite for relatively strict HCD policies.

Respondents were asked to identify buildings, features, or attributes that they considered to be important to the HCD, and what features increased or improved the area’s heritage value. Generally, respondents identified heritage buildings, cemeteries, park/open space areas, and mature vegetation as important in the HCD and pointed to similar elements that improved the value of the area, including historic buildings, heritage style, mature trees, low-rise/low-density scale, and public/civic amenities.

When asked what they felt detracted from the HCD, respondents overwhelmingly identified new development, increased density, and modern commercial developments. Some respondents also identified recent heritage-themed architecture on new developments as a factor that reduced the area’s heritage value.

When asked whether they felt that the HCD was achieving its objectives of preserving and enhancing the landscaped boulevard (the portion of property typically located between the sidewalk and the road), responses were split 50/50 on yes and no. Individual responses to the question identified aging boulevard infrastructure (sidewalks, curbs, utility poles) as problematic. For those who responded yes, few direct responses were received but seemed to indicate that improvements to the boulevard would be beneficial.

Respondents were asked if they felt that the HCD was achieving its objective of preserving the urban streetscape of the HCD. 60% of respondents answered “no” and 40% answered “yes”. For those who stated “no”, detailed responses included noting that the streetscape is inconsistent, not always well maintained, and needs more trees, vegetation, and street furniture. For those who answered “yes” there was only one detailed response suggesting that it is important that new development must follow the urban streetscape pattern.

When asked whether they felt that the HCD was achieving its objective of preserving individual residential buildings within the HCD, 67% of respondents answered “yes” and 33% answered “no”. Individual responses for the “yes” answers were varied but indicated concern with particular areas where development is occurring. Detailed responses to the “no” answers suggested that respondents feel that individual heritage residences are disappearing.

Respondents were asked to suggest how the HCD objectives should be modified or updated. Responses ranged from improving streetscaping and landscaping/public realm, enhancing ‘small town’ character and heritage feel, retaining historic buildings, improving active transportation, encouraging street facing businesses and sidewalk café opportunities, and included opportunities for heritage commemoration and interpretation.

When asked whether they thought that the HCD boundaries should be updated or modified, 57% of respondents answered “yes” and 43% answered “no”. Of those who suggested the boundary be modified, all but one detailed response suggested increasing the size of the HCD in various ways, such as including the lands around City Hall, extending up to Jane Street, Dufferin Street, Rutherford Road and



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King Street, of expanding to include individual heritage buildings in the surrounding area. Few individual comments were provided for the “no” responses, but those that were submitted suggested the boundary was large enough as it was. One detailed comment suggested reducing the boundary to allow for additional development.

6.1.4 Interactive Map

An interactive map was linked to the project website showing the Maple HCD boundary as it currently exists on an aerial overlay. The map provided tools to participants allowing them to leave a “comment point” that could be dropped on a specific property on the map and accompanied by comment text. A drawing tool also allowed participants to outline areas of the map to highlight suggested boundary revisions for the Maple HCD.

In total, 13 comments were added to the interactive map, and one boundary area was highlighted. Comments included suggestions of additional areas to consider for inclusion in the HCD, such as designated properties outside of the boundary and the mid-20th century neighbourhood bounded by Church Street, Gram Street, Naylor Street, and Jackson Street. Other comments focused on improving the public realm through enhanced streetscaping, transportation, parking, façade improvement, and pedestrian amenities.

6.2 MUNICIPAL CONSULTATION

Municipal consultation occurred with review and/or discussions between the consulting team, Heritage Planning staff, Urban Design staff, the City’s Acting Chief Planning Official and Deputy City Manager for Planning, and the City’s Heritage Committee, Heritage Vaughan.

Heritage Planning staff reviewed drafts of this report and public consultation information and were consulted to provide key data regarding development permits and heritage alteration permits. Urban design staff were consulted regarding the prospective changes in the HCD based on the widening of Major Mackenzie Drive and Keele Street, as well as the challenges staff face in implementing the existing HCD Plan with regard to public streetscaping.

Discussions with senior Planning Officials discussed the existing strengths and weaknesses of the existing HCD boundary as well as opportunities for moving forward with a revised boundary and additional planning tools to protect and enhance the character of the Maple area.

A presentation was made to Heritage Vaughan on February 17th, 2021. The presentation provided similar information to the PIC, and asked the committee to provide input on how, from a committee’s perspective, the HCD had been functioning, what the strengths, weaknesses, opportunities, and threats are, and how the HCD Plan should be updated to address existing challenges. The Committee provided general comments such as suggestions about including additional properties within the HCD boundary, enhancing streetscaping and public amenities and strengthening protection of heritage properties.



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6.3 COMMUNITY INTEREST AND SUPPORT

Based on the results of consultation, the Project Team understands that the community has a high level of interest and support for the Maple HCD, as suggested by responses that preferred maintaining or expanding the HCD boundary in order to conserve and enhance the low-rise residential and commercial character of the area.

Through the survey results, it is clear that residents value the heritage buildings within the HCD and wish to see them conserved, and value the opportunity to continue to manage change and enhance the public realm and streetscape quality of the HCD through updated HCD Plan policies.



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7.0 ANALYSIS OF THE MAPLE HERITAGE CONSERVATION DISTRICT

7.1 EFFECTIVENESS OF LAND USE PLANNING POLICIES AND MUNICIPAL POLICIES

The 2007 HCD Plan noted that the land use policies in place for the HCD at the time of its preparation allowed for residential, commercial, institutional, and open space uses, and that those used in the HCD should continue. The HCD Plan noted that some of the development standards of the zoning by-law did not reflect traditional built-form and streetscape patterns of the HCD but did not elaborate on these policies. The HCD recommended that the zoning be altered to ensure that applications to be consistent with the HCD Plan did not require variance applications to the Committee of adjustment.

Land-use policies in the HCD have maintained uses that are in keeping or compatible with the Maple Village character but have also encouraged continued intensification of the HCD in the form of mixed-use and townhouse dwellings. The current land use and zoning policies will continue to support intensification in the HCD in a similar manner.

7.2 REVIEW OF THE MAPLE HERITAGE CONSERVATION DISTRICT OBJECTIVES

As outlined in Section 2.2.2, the 2007 Maple HCD Plan contained several objectives focused on heritage buildings, non-heritage buildings, landscape/streetscape and community support. Based on the analysis in the preceding sections regarding the existing conditions and evolution of the HCD, along with public and stakeholder input, Table 5 summarizes how the objectives of the HCD have been met and describes areas where the objectives have not been satisfied. It is important to note that in many cases the question of whether the objective has been met is nuanced and is not always strictly yes or no. In some cases, objectives have been met, but have also resulted in unintended consequences for the HCD's character and heritage attributes.



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Table 5: Review of Maple HCD Plan Objectives

| HCD Objective | Met (YN) | Summary |
|---|----------|--|
| To conserve heritage attributes, distinguishing qualities or character of heritage buildings and avoid the removal or alteration of any historic or distinctive architectural feature. | Y and N | This objective is being met with mixed results. Generally, private properties are being retained and conserved in line with the guidance of the HCD Plan. Recent residential developments have seen the conservation of some heritage resources but have also allowed the demolition of several older buildings under the rationale that they did not contain a high degree of heritage value or integrity. In doing so, this altered the footprint and development pattern of the HCD, particularly at the main intersection of historic village at Major Mackenzie Drive and Keele Street. This has resulted in both a strength and weakness of the HCD. |
| To correct unsympathetic alterations to heritage buildings. | N | Based on a review of changes within the HCD to individual buildings, changes to individual heritage buildings have generally been minor, and have not corrected many unsympathetic changes. When opportunities arise to develop properties where buildings have been changed in a manner that is unsympathetic, they have been approved for demolition based on not having a high degree of heritage value rather than being retained to correct the unsympathetic alterations. |
| To undertake the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community. | Y | When heritage buildings have been restored as part of redevelopment, the restoration has been based on an examination of evidence and understanding of the typical features and elements that would have been part of the original building style and/or type. This has been a strength of the HCD Plan |
| To retain and enhance complementary characteristics of nonheritage buildings. | Y and N | There have been relatively few applications to alter for non-heritage buildings. Based on visual review, in several cases many of these buildings have been relatively unaltered or altered in manners that are sympathetic, while others have been altered in ways that are unsympathetic to the HCD (e.g. overcladding brick with EIFS, painting original brick, etc.). |
| To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District | N | There have been relatively few major changes to non-complimentary buildings in the HCD. Those that are visible tend to detract from the heritage character of the district's resources, such as painted or overcladding brick with EIFS. |
| To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm. | Y and N | Examples of sympathetic landscape features conserving the heritage character of the district have been introduced but cannot be considered heritage attributes of the historic landscape. There is limited evidence that historic landscape treatments have been conserved in the HCD, or that there were strong historical landscape treatments present at the time of the 2007 HCD. Excluding landscape features associated with the two cemeteries, physical evidence of landscape features such as wood picket fences, brick walls, light standards etc. within the HCD are primarily contemporary, albeit sympathetic introductions. |



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Table 5: Review of Maple HCD Plan Objectives

| HCD Objective | Met (YN) | Summary |
|--|----------|--|
| To preserve trees and mature vegetation and encourage the planting of species characteristic of the District, where possible. Native urban-tolerant trees are preferred; however, non-indigenous species with compatible forms and characteristics should be allowed in recognition of the harsher urban conditions that now exist. | Y and N | The mature street canopy has become fragmented with only isolated examples remaining. The mature trees are associated primarily with cemeteries and religious buildings and the stretch of Keele Street north of Major Mackenzie Drive West from Killian Avenue and Railway Street to Masters Avenue. Trees are also living entities with finite lifespans and, in some cases, their health and vigor is in decline. |
| To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District. | Y | Landscape features sympathetic to the heritage character have been introduced including light fixtures, heritage plaques and landscape walls and fencing. |
| To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. | Y and N | Infill in the HCD has been mixed in this regard. While the new construction has been low-rise, the amount of new construction, particularly that which is visible from the main streets in the HCD, is beginning to overwhelm the heritage resources of the HCD in some areas. While the increased density of townhouse buildings has in part met the objective of the HCD, it has also introduced a high proportion of building types not typically found in a small rural village, of which the significance of the Maple HCD was rooted in. |
| To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs. | Y and N | Infill in the HCD has been mixed in this regard. While the new construction uses brick as a primary cladding material, and references historic architectural styles to make it compatible with surrounding properties, the amount of new construction, particularly that which is visible from the main streets in the HCD, is beginning to overwhelm the heritage resources of the HCD in some areas. |
| To work with owners in the Commercial Core to maintain a progressive and competitive business environment while at the same time protecting the heritage attributes of the District that make the area a unique and distinctive shopping environment. To acknowledge that the Heritage District is an asset that contributes to the commercial success of the District and the larger municipality. | Unknown | Direct feedback from business owners regarding the HCD and a competitive business environment was not received. Several developments in the HCD since 2007 have included commercial space at ground-level, allowing for the area to increase opportunities as a shopping and/or service environment. |



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7.3 EFFECTIVENESS OF MAPLE HERITAGE CONSERVATION DISTRICT POLICIES AND GUIDELINES

As many of the historic buildings in the HCD have not been substantially altered, it is difficult to determine the effectiveness of the HCD policies and guidelines. It may be that the presence of the HCD in part deters property owners from making substantial changes (like additions or major restoration/alterations). Conversely, it may be that the presence of the HCD has encouraged minimal change to heritage resources, many of which have a medium to high level of integrity to begin with. The HCD has not succeeded in correcting unsympathetic changes to heritage properties for properties that have low levels of integrity unless properties are subject to major development applications and are required to be integrated and restored as part of the development process. This perhaps has been one of the most visible effective aspects of the HCD, in that when development is approved, it has retained several vernacular/gothic revival style residences that have been restored to authentic limits (though in some cases this has also resulted in the removal of other vernacular or lower integrity buildings).

The HCD policies have also been effective in directing the design of new construction. New buildings are recognizable of their time, but also reflect historical architectural styles in the HCD, as directed by the Plan. New buildings have also generally followed guidance to reflect the immediate physical context, though it is noted that most new townhouses are taller than the recommendations outlined in the Plan, which encourages heights consistent with the façade of existing buildings. In most cases this has occurred from a visual perspective – new construction is not substantially taller than the adjacent heritage building. However, the height limits are somewhat offset in the new buildings, with shorter floor-ceiling heights than the original buildings, such that while the townhouse unit may not appear substantially taller than the one and one half storey dwelling, it contains more storeys that do not always have the same horizontal rhythms in floor divisions as the adjacent historic buildings.

7.4 MAPLE HERITAGE CONSERVATION DISTRICT BOUNDARY

7.4.1 Heritage Conservation District Boundary Delineation Methods

There are no defined criteria for determining if an area merits consideration as an HCD, but several tools are used in the evaluation process that are drawn from the *Ontario Heritage Toolkit*. At their core, HCDs are designated based on whether they demonstrate natural, historic, aesthetic, architectural, scenic, scientific, social, or spiritual values. These may be expressed in the architectural building stock, landscape design, or through an association with historical themes, events, or people that may have shaped the appearance or development of the area. Many HCDs demonstrate value through the relationship they have to their surroundings or are landmark areas of character within the community.

In determining whether a place demonstrates the above values, most HCDs identify “contributing” features of the area through the inventory process and analyze the nature of the overall district character. It is important to note that HCDs are considered to be significant for the sum of their parts; properties within an HCD may or may not be significant on an individual basis, but it is the collection of the properties including buildings or structures, landscapes, streetscapes, or natural features and their



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relationship to one another that make an HCD valuable. Each HCD is different, but many share similar characteristics, as outlined in the *Ontario Heritage Toolkit* that are useful to consider when determining HCD merit. These are summarized in Table 6 below.

Table 6: Typical Heritage Conservation District Characteristics

| Characteristic | Description |
|---------------------------------------|---|
| A concentration of heritage resources | HCDs typically contain a concentration of historic buildings, structures, landscapes or landscape elements, and/or natural features that are linked together by a shared context, culture, use, or history. |
| A framework of structured elements | HCDs often include structured components that define or contribute to an area's character. These may include major natural features (topography, landforms, landscapes, or water courses) or built features such as road or street patterns, nodes or intersections, landmarks, approaches, or defined edges. |
| A sense of visual coherence | HCDs often have a visual coherence that is indicative of their heritage value as being of a particular place or time. The visual coherence comes from similarities in resource types, scale, materials, massing, setbacks, or landscape patterns. |
| A distinctiveness | HCDs may be distinct from the surrounding area by virtue of the resources they contain or the ways in which they are situated. |

7.4.2 Analysis of Existing Maple Heritage Conservation District Boundary

The Maple HCD has changed substantially since it was established in 2007. At the time of its designation, the HCD contained approximately 216 properties, of which 51 were considered to be 'heritage', and seven have since been demolished. These were primarily properties which contained buildings constructed in the 19th and early 20th centuries. This count did not appear to include the structures built between the 1950s-1970s. At the time it was designated, the Maple HCD already contained several examples of commercial infill, such as 'strip mall' style shopping plazas, townhouses, and low-rise apartment buildings in addition to single-family detached residences.

Since 2007, the Maple HCD has grown to encompass 313 properties through property subdivision, with an additional 51 approved and under construction as residential townhouse units. Overall, the existing Maple HCD boundary contains a majority of properties that do not contain heritage resources. Only 34% of the District's buildings were constructed prior to 1980. Nearly all of the development since 2007 has been in the form of residential townhouses or mixed-use commercial residential buildings.

New construction has been designed to be sympathetic to heritage resources, particularly with the use of red or buff brick and other brick cladding as a predominant material, low-rise form, and reference to historical architectural styles. New construction in the HCD has been designed in townhouse/rowhouse or low-rise mixed-use in form. While the new builds are sympathetic in their low-rise profile, they diverge from the historical lot development pattern of the 19th and early-to-mid 20th century pattern of single-detached structures on individual lots and at three storeys or more in height are taller than the typical historic structures. While the low-rise height overall is supportive to the overall character of the former



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village setting, it has begun to overtake the traditional form and profile of the historic resources. Table 7 contrasts the ‘typical’ characteristics of an HCD with those present in the Maple HCD.

Table 7: Summary of Maple HCD Boundary and HCD Characteristics

| Characteristic | Applicability to Existing Maple HCD Boundary |
|---------------------------------------|--|
| A concentration of heritage resources | <p>In its existing form the Maple HCD no longer contains a concentration of heritage resources. Approximately 34% of the district’s resources (including cemeteries) were constructed (or established) prior to 1980. While it is recognized that historically the resources in the Village of Maple were somewhat dispersed, particularly south of Major Mackenzie Drive West, contemporary infill has taken up what would have been the open space surrounding these partially rural village dwellings and removed much of a traditional village setting, even by the time the 2007 Plan was established. It must also be noted that the character of the resources constructed in the post-war period in Maple differs greatly from those constructed in the late 19th and early 20th centuries. While they retain similarities in terms of single detached, low-rise residential structures that often use brick cladding materials, their form provides a different sense of time as places than the former rural village resources. They speak to a character of a suburban commuter community, a theme developing not only in Maple but across the GTA and other areas of southwestern Ontario.</p> <p>There are some concentrated clusters of heritage resources in a more intact village streetscape, particularly the properties located along Keele Street between Killian Road/Railway Street and Masters Avenue. Small clusters and individual heritage resources are still located immediately south, east and west of the Major Mackenzie Drive and Keele Street intersection, but are fragmented by recent development, and do not have a strong streetscape character. The HCD does not contain dominant natural features (such as rivers, natural landforms, or dominant historic landscapes) that form natural boundaries to the HCD.</p> |
| A framework of structured elements | <p>The framework of structured elements in Maple has been eroded over time as the village has developed into an urbanized centre. The primary framework in the Maple HCD is the road network consisting of Keele Street and Major Mackenzie Drive West. Both are four lane arterial roads with high volumes of traffic and urban streetscaping improvements, and no longer contribute a high degree of heritage integrity from the former village setting. Approaches to the HCD are not particularly strong: the HCD boundary was established using the police village boundary but there has been substantial infill in the former village area and these points are not strong indicators that one has crossed into a historic area. The primary features that mark the entrance to the HCD are signs announcing the HCD, but these are incongruous to their contemporary settings.</p> |



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Table 7: Summary of Maple HCD Boundary and HCD Characteristics

| Characteristic | Applicability to Existing Maple HCD Boundary |
|-----------------------------|---|
| A sense of visual coherence | While much of the new construction has contributed visual coherence through low-rise height, use of brick, and references to historic architecture, the volume of contemporary design, even while sympathetic, does not lend itself to a distinctive sense of time or place. The historic resources of the Maple HCD reflect a small, vernacular community comprised of residential dwellings, places of worship, cemeteries, and supporting commercial or service establishments to support the village population. New construction, while using building materials that are common to the vernacular character, presents a denser and more urban character, with commercial plazas and tightly spaced townhouse dwellings that are not a building form that would traditionally exist in the historic Village of Maple. While some of these developments predated the 2007 HCD Plan, when considered with the additional development in the HCD since that time, the coherence within the HCD is largely based on scale and materials, rather than a sense of visual coherence rooted in historic form and the patina of heritage buildings. |
| A distinctiveness | The Maple HCD does demonstrate some distinctiveness from the surrounding area, by virtue of the eclectic nature of its resources in comparison to the largely homogenous suburban surroundings. Within the HCD, the mix of older single detached buildings, historical themed townhouses and late 20 th century commercial plazas is different than many of the surrounding areas. |

7.4.3 Adjacent Areas

As part of the Maple HCD Plan Update process, areas adjacent to the Maple HCD were reviewed at a high level to determine if they merited consideration as part of an expanded HCD boundary. This includes Railway Street east of Keele Street, and the mid-20th century residential subdivisions southwest of the intersection of Keel Street and Major Mackenzie Drive West (consisting of Naylor Street, Jackson Street, Welton Street, Oldfield Street, Gram Street, and the area off Merino Road, between Lane Drive, Netherford Road and Goodman Crescent). The project team did not conduct detailed data collection of these properties as this was outside the scope of the HCD Plan update but did undertake a visual analysis of the areas and reviewed historical research to determine their connection to the evolution of the Village of Maple.

The residential neighbourhood along Railway Street east of Keele Street contains a mix of residences from various construction periods and styles with substantial later 20th century infill. While the Station Street area is historically connected to the development of the railway in the community, the street did not demonstrate a coherent or cohesive heritage character that is reflective of that historical connection that would be robust enough for protection under Part V of the OHA

The residential neighbourhood bounded by Jackson Street, Church Street, Gram Street, and Naylor Street was established in the mid to late 1950s, with paved roads without sidewalks or curbs and generous lots containing generally one storey mid-century modern and ranch style houses. In recent decades, many of the mid-century dwellings in this neighbourhood have been replaced by large, contemporary two storey houses. A stretch of Church Street and the south side of Naylor Street contains remnant clusters of the mid-century residences, but the remaining streets have become dominated by



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contemporary development. The 1960s neighbourhood bound roughly by Goodman Crescent, Netherford Road, and Lancer Drive was also developed with typical 1960s single-storey contemporary/mid-century modern residences on streets with generous lots, and no curbs or sidewalks. This neighbourhood has far more intact resources than the Naylor Street neighbourhood but is also seeing increased contemporary development.

Both neighborhoods, while part of the organic suburban growth of Maple in the mid-20th century, contain resources that were typical of their time and similar to other residential subdivisions surrounding other former villages in Vaughan, such as Kleinburg and Thornhill. They do not reflect a style, type, or expression that was distinct or significant to Maple, in particular. Furthermore, while these neighbourhoods were planned within the timeframe during which Maple was still a Police Village, they mark the transition away from being an independent semi-rural village towards becoming a suburban community and part of the growing community of Vaughan. This was a pattern experienced by many communities in Vaughan and across the GTA following a postwar building boom, a general cultural shift to suburban living and automobile use, and an influx of immigration after the Second World War.

7.5 STRENGTHS WEAKNESSES OPPORTUNITIES AND THREATS

Based on the review and analysis contained in the preceding sections, a SWOT analysis was conducted for the HCD. The SWOT analysis helps to determine the priorities and direction for next steps in the HCD Update process by identifying what is currently working well, what has not been effective, what the major risks to the HCD are, and how they can be resolved. The analysis will be supplemented and adjusted to reflect community consultation.



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Table 8: Maple Heritage Conservation District Strengths Weaknesses, Opportunities, and Threats Analysis

| SWOT Category | HCD Component | Discussion |
|---------------|--|---|
| Strengths | Limited alteration of many heritage properties | Many of the heritage properties in the HCD, particularly those not subject to development, have seen relatively little change since the establishment of the District. In this regard, their character, as was identified at the time of the original HCD Study, has largely been preserved. |
| | Regulation of new development | New development has occurred since the creation of the HCD and has largely followed the policies and guidelines of the HCD Plan. Development is low-rise, residential, or mixed use, and uses brick as the primary cladding material. |
| | Restoration of heritage buildings | Restoration of heritage buildings has occurred since the creation of the HCD particularly as part of development applications that have retained historic structures and integrated them into the new development. |
| Weaknesses | Heritage Attributes | The 2007 HCD Study and Plan did not strictly conform to the requirements of the OHA, as it does not clearly state heritage attributes of the HCD, but rather referred generally back to large descriptive sections of the HCD Study. This makes articulating the specific elements that contribute to the cultural heritage value or interest of the district challenging and open for interpretation. It also encourages comparison between development applications in a precedence setting type of way; where one application was approved it paves the way for other applications of a similar character to also be approved. Instead, development applications within HCDs should be site specific and refer to the overall character supported by the site context. |
| | Inventory | The 2005 Inventory is inconsistent in how it addresses properties within the HCD boundary while others are not included. An updated HCD Plan can provide consistent information for each property as well as statements of significance for contributing properties where these are missing. A defined list of contributing and non-contributing properties can be developed as part of an updated HCD Plan. |
| | Lack of dominant architectural styles | Of the properties within the existing HCD boundary, defined historical architectural styles account for a relatively low number of buildings (between 1 and 5%). Vernacular design accounts for 9%. In total, historical and vernacular architecture accounts for approximately 20% of the building stock in the HCD boundary which suggests a lack of consistent character. |



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Table 8: Maple Heritage Conservation District Strengths Weaknesses, Opportunities, and Threats Analysis

| SWOT Category | HCD Component | Discussion |
|---------------|--------------------------------|---|
| Opportunities | OHA Amendments | Amendments to the OHA that came into effect on July 12021, can be incorporated into the HCD Plan Update process. Any updated plans will be prepared in conformity with the Act with regard to implementing new procedures and timelines. |
| | HCD Heritage Attributes | An updated HCD Plan can provide specific heritage attributes for a revised boundary that can be used by Staff and Council when making decisions regarding changes in the HCD. This can assist to determine whether streetscaping, public works, alterations, additions, demolitions or new development have a positive or negative effect of the district's attributes. |
| | Mid-century Heritage resources | Mid-century properties in the HCD and in adjacent areas help to tell the story of how Maple, and other communities in Vaughan, developed in the post-war years. The bar for HCD and individual designation for mid-century properties is high and may not always be the most appropriate tool for their conservation. Given the presence of similar mid-century neighbourhoods in other areas of Vaughan, there is opportunity to consider a City-wide review and strategy for these types of neighbourhoods, in consultation with the community. |
| | Signage and public art | Current HCD policies prohibit murals in the HCD, but murals can be an effective way of commemorating an area's history, contributing to an area's character, and creating a distinct sense of place. There are opportunities through the HCD Plan Update process to reflect on these guidelines with the community to determine if updates are required. |
| | Financial incentives | The City does not currently have a financial incentive program in place for grants, loans, or property tax incentives for heritage property owners. These programs can be beneficial in assisting property owners in restoring heritage attributes where the cost would otherwise be prohibitive. |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Analysis of the Maple Heritage Conservation District
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Table 8: Maple Heritage Conservation District Strengths Weaknesses, Opportunities, and Threats Analysis

| SWOT Category | HCD Component | Discussion |
|---------------|--|--|
| Threats | Development pressures | Recent development applications in the HCD have proposed higher density than the existing planning or HCD framework permit. It is anticipated that continued development pressure for residential, commercial, and mixed-use buildings will occur in the HCD. |
| | New development | The amount of late 20 th and early 21 st century development in the HCD has begun to overwhelm the concentration of buildings dating to the historic periods of Maple’s development. Midcentury development, while part of the organic growth of the village into a suburban community in proximity to the Greater Toronto Area, is similar to development that occurred elsewhere in Vaughan (and across Ontario) and is not conducive to defining a sense of time and place specific to Maple. This has largely compromised the overall character of the large HCD, particularly at the peripheries. |
| | Transportation and infrastructure projects | The HCD contains major arterial roads that will continue to see the need for improvements (such as proposed widening to Major Mackenzie Drive) and ongoing maintenance that can affect the remnant character of the streetscape. Similarly, improvements to the Maple GO station area have resulted in, and are likely to continue to result in changes to the resources in this area. This also accompanies the likelihood of increased demand for intensification due to the proximity of the GO station. |



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7.6 SUMMARY OF HCD ANALYSIS

7.6.1 Heritage Buildings and Property Parcels

The Maple HCD has changed substantially since it was established in 2007. At the time of its designation, the HCD contained approximately 216 properties, of which 55 were determined to contain 'heritage' buildings; seven of these structures have since been demolished. These were primarily properties which contained buildings constructed in the 19th and early 20th centuries. The 2007 report defined the 'heritage' properties as those contained on the City's Inventory of Heritage Properties, plus an additional four identified by consultants at the time of the study.

At the origin of the 2007 district, 'heritage' properties represented 25% of the district. Using the original numbers of properties in the district, the removal of seven 'heritage' buildings represents a 22% reduction. When considered against the number of properties in the district today (313), that number is further reduced to 15%. When considering active construction in the district, properties representing 'heritage' buildings is reduced to 13% of the total properties in the 2007 HCD.

When spread across the entirety of the district, the concentration of resources has become diluted and the sense of visual coherence interrupted. Large 'heritage' properties are being subdivided, which, when considered in isolation, is often a reasonable balance between intensification and historical integrity, particularly where the original resource is retained. However, when considered cumulatively, the public's understanding of the 19th and early 20th century origins of the community become more difficult to understand as infill changes the relationship between each of the resources.

The 2007 HCD Plan was completed in the early days of the 2005 updates to the *Ontario Heritage Act*. The Plan is well structured and clear in its guiding framework, particularly for an early version of a post-2005 HCD. However, one of the more substantial challenges in categorizing properties was the absence of contributing and non-contributing properties. Modern HCDs articulate the properties which contribute directly to the district's Statement of Cultural Heritage Value and heritage attributes identified. In the case of the 2007 HCD Plan, 55 'heritage' properties were identified but not classified. Following detailed analysis, these were determined to generally refer to the 'settlement' period up until the early 20th century.

While generally in line with the modern approach, the study team decided to test the data using statistical analysis and approximate construction dates throughout the district. When reviewing the dates of construction for properties with built features and cemeteries in the HCD, it was determined that 19% of properties were constructed prior to 1950, the period that reflects the late 19th-early 20th century rural village quality of Maple. A remaining 75% were constructed after 1950, and 6% of properties in the HCD do not contain structures and therefore construction dates are not applicable (See Figure 10 showing location of construction dates throughout the HCD).



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7.6.2 Heritage Properties, 2007 and 2021

Analysis of construction dates reflected the observations of the Project Team while conducting site work in the district. While there are a few key resources and certainly remnants of the historic community remain apparent, 19% of the building stock pre-dating 1950 spread across the district is not a concentration of heritage resources.

If, however, the boundaries were reduced to focus around the core area surrounding the intersection of Major Mackenzie Drive and Keele Street as depicted below, of the 61 properties included in this area, 42 (66%) would fall into the pre-1950 construction category. This represents a much clearer concentration of findings.

7.6.3 The Landscape Environment

On the north side of Major Mackenzie Drive West, west of the railway overpass for roughly a block and a half to Richmond Street, is a concentration of mature trees on private property. These contribute to the heritage character of the streetscape. However, in relation to the size of the overall HCD, the effect of these trees to the overall character of the older homes has been heavily impacted. A very similar analysis of the heritage character of the landscape can be identified for Keele Street north of Major Mackenzie Drive West. The streetscape has been highly altered by late 20th and early 21st century construction, and only a fragment of the historic streetscape survives in the small area between Masters Avenue and Killian Road/Railway Street. St. Stephen's Anglican Church is located in this stretch on the east side of Keele St. and with a single mature tree within its front yard does contribute to the heritage character of this block. The landscape associated with 9995 Keele Street (southeast corner of Major Mackenzie Drive West) is typical of a small concentration of buildings on the first two blocks on Keele Street south of Major Mackenzie Drive West (south from Keele to the Canada Post office primarily on the west side of Keele), including the religious institutional building Masjid Vaughan (9954 Keele Street).

The historic buildings of the existing HCD are not supported by a consistent streetscape that lends visual cohesion to the HCD. Major arterial roads contrast with built resources that would have been part of a formerly small village and rural setting. The overall streetscape character, which includes public and private residential landscaping as viewed from the public domain, has been highly impacted by change over the years, likely preceding the 2007 HCD Plan. Recently this change has accelerated. In general terms, the streetscape is not contributing significantly and consistently to the heritage character of the district. There are a few instances of small concentrations of mature trees associated with both residential and institutional plantings and isolated trees on the public boulevard, but this infrequent presence of mature trees does not reinforce a consistent heritage character throughout.



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7.6.4 Community Consultation

Of relevance to this discussion are the results of community consultation as outlined in Section 6.0. As noted, based on survey responses submitted to the project team, the local community appears to support and value the HCD as a tool to manage change in Maple. Nearly all responses to the question of boundary modification indicated a desire for maintaining or expanding the current boundary; only one respondent suggested a reduction.

The survey responses to this question are in direct contrast to the Project Team's findings that suggest the existing boundary is not defensible and should be removed or reduced in order to better meet the criteria of an HCD and reflect a more concentrated, coherent, and cohesive heritage area. However, the survey responses provide an important insight into what the public wants to see in the Maple HCD. Respondents were asked to identify buildings, features, or attributes that they considered to be important to the HCD, and what features increased or improved the area's heritage value. Generally, respondents identified heritage buildings, cemeteries, park/open space areas, and mature vegetation as important in the HCD and pointed to similar elements that improved the value of the area, including historic buildings, heritage style, mature trees, low-rise/low-density scale, and public/civic amenities. When asked what they felt detracted from the HCD, respondents overwhelmingly identified new development, increased density, and modern commercial developments. Some respondents also identified recent heritage-themed architecture on new developments as a factor that reduced the area's heritage value.

The contrast of public feedback and the study findings is an important consideration. Bases on data analysis alone, reducing the HCD boundary would be the most appropriate course of action. However, this would leave vulnerable the remaining areas of Maple within which the community has expressed a desire to continue to manage change. As a result, recommendations must consider how to balance these two perspectives.



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8.0 RECOMMENDATIONS

8.1 INTRODUCTION

The Maple HCD has seen several changes since the creation of the HCD Plan in 2007, most notably the increased residential and mixed-use development. The HCD has been somewhat successful in achieving the objectives set out in the 2007 HCD Plan, by providing a detailed framework for guiding new development so that it maintains low-rise form and reflects the material and architectural character of some of the heritage resources in the HCD. At the same time, the guidelines for new development have resulted in concentrations of contemporary heritage-themed developments that begin to overwhelm the original buildings within the framework that is meant to preserve them. The presence of the HCD has doubtless resulted in the retention and incorporation of heritage residences into new development, but it has also resulted in the loss of other structures that, had they been rehabilitated, would have met the HCD objectives of reversing unsympathetic alterations to heritage properties.

While in many ways the HCD has successfully directed new development, this appears to have been one of the only major ways in which the HCD has functioned. Few changes have been made to the heritage building stock outside of large-scale development applications. It is unclear whether this is a result of the HCD being a deterrent to negative change to heritage resources, or whether it has simply been a coincidence that private property owners have not made substantial changes to these buildings in the last 13 years.

The primary issue identified by the project team with the Maple HCD is that while it has been operating with some degree of success in controlling development within the HCD boundaries, the HCD boundary and the collective character within this large area is not particularly robust. There are remnants of the historic village, particularly the residential stretch between Railway Street/Killian Road and just south of Masters Avenue, but the overall village character, even at the time of the 2007 Plan, has been compromised with the extent of development that fragments the heritage resources from each other and compromises the authenticity of the area as a whole.

That is not to say that Maple is devoid of heritage properties – several remain and should be conserved to retain the connection to the Village of Maple's history. The challenge comes in how best to achieve this if the boundaries for the Maple HCD as they currently exist become difficult to defend. It is recommended that a range of tools can be explored, including:

- Reduced/refined HCD boundaries to reflect a higher concentration of heritage resources and heritage character than is currently present in the existing HCD boundary (See Section 8.2)
- Implementation of planning tools in excluded areas to continue to control the built form such that it respects the character of adjacent heritage resources and support's the City's Official Plan policies to maintain Maple as a Local Centre, specifically an Official Plan Amendment to establish a



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Development Permit System (DPS) for the existing Maple HCD and potentially an expanded area, subject to public consultation to occur during the DPS phase (See Section 8.4.1)

- Individual (Part IV) designation of heritage resources outside of the reduced boundary to protect individual structures and manage adjacent developments (See Section 8.4.2).

As noted in section 7.6.4, the results of community consultation suggest that the local community values the existing and/or prospect of an expanded boundary. While there is not sufficient justification to retain or expand the boundary based on heritage considerations, the Project Team recognizes the community's interest and support in the HCD as a means of managing change in Maple. The Project Team recognizes that the existing HCD outside of the core demonstrates a distinctive character that is valued by the community – it is, however, a character rooted more in low-rise residential use and not strictly a heritage character. To that end, the Project Team sought to identify alternative options and additional tools to continue to manage change in Maple, such as a DPS (discussed in greater detail in Section 8.4.1.).

However, it is important to acknowledge that implementing a DPS would be a longer-term process. If the Maple HCD boundary were to be reduced in advance of the adoption of a DPS, there is potential that the areas outside of the reduced boundary (i.e., the existing Maple HCD boundary) would become vulnerable to threats that may irreparably alter the character of the area. To retain some degree of protection in the area prior to establishing a DPS, the Project Team, in consultation with the City of Vaughan, has recommended that even if a new HCD boundary is established for a smaller, 'core' area of the HCD as shown in Figure 17, the existing Maple HCD boundary remain intact and subject to the policies of the 2007 HCD Plan to continue to manage change until a DPS is implemented. This would be a temporary, phased approach. At the time a DPS is ready to be implemented, the 2007 HCD boundary and Plan would be repealed and replaced by the DPS as a means to guide planning and development in the area. The smaller, proposed HCD boundary for the core area of Maple would remain, and work in tandem with the DPS.

8.2 RECOMMENDED BOUNDARY REVISIONS

Based on the data analysis conducted in the preceding sections of the report, a reduced boundary that focuses on the 'core' area of Maple near the intersection of Major Mackenzie Drive and Keele Street would contain a higher concentration of heritage resources. The higher concentration of heritage resources in this area yields areas with a stronger visual coherence related to the presence of heritage resources, and a distinctiveness based on these factors. The revised boundary would still contain some resources that are not heritage properties or have a lower degree of integrity. However, the concentration overall would be increased, allowing a reduced boundary HCD to focus on the core of the former village and its connection eastwards past the railway line. A recommended boundary is shown in Figure 16. It is recommended that an updated HCD Plan be prepared for this area. The new HCD Plan would supersede the 2007 plan for this area.



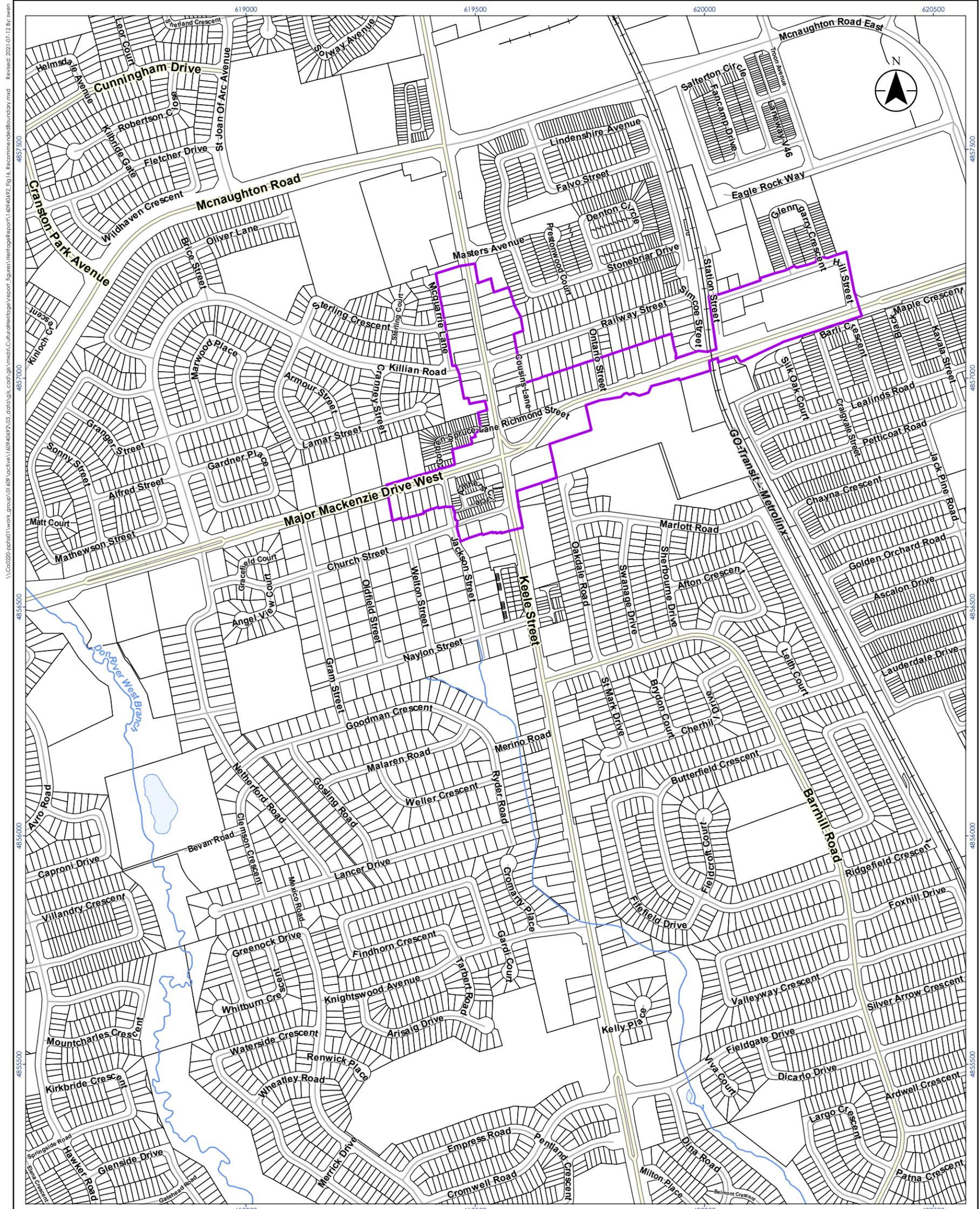
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As outlined in the previous section, for the interim the Project Team is recommending that the existing Maple HCD as established in 2007 be retained in addition to the designation of the new, core area shown in Figure 16. This means that Maple would have two concurrent HCDs – the new, smaller HCD with an updated plan, surrounded by the existing Maple HCD. The existing area not contained within the new HCD would still be subject to the 2007 HCD Plan and Guidelines, operating the same as it currently does. Figure 17 shows the relationship between the two HCDs. As this area would not have an updated Plan or By-law, it would not be subject to appeal. It should be noted that the lands of the Maple GO Station have not been included in the proposed revised boundary for the Maple HCD as they are owned by Metrolinx, a Prescribed Public Body (PPB). As a PPB, Metrolinx is subject to Part III of the OHA and the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. They will be encouraged to follow the guidelines of the existing Maple HCD Plan, and where conflicts exist, the policies of the HCD will prevail to the extent of the conflict.





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- Legend**
- Recommended HCD Boundary
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Waterbody

Notes

- Coordinate System: NAD 1983 UTM Zone 17N
- Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.

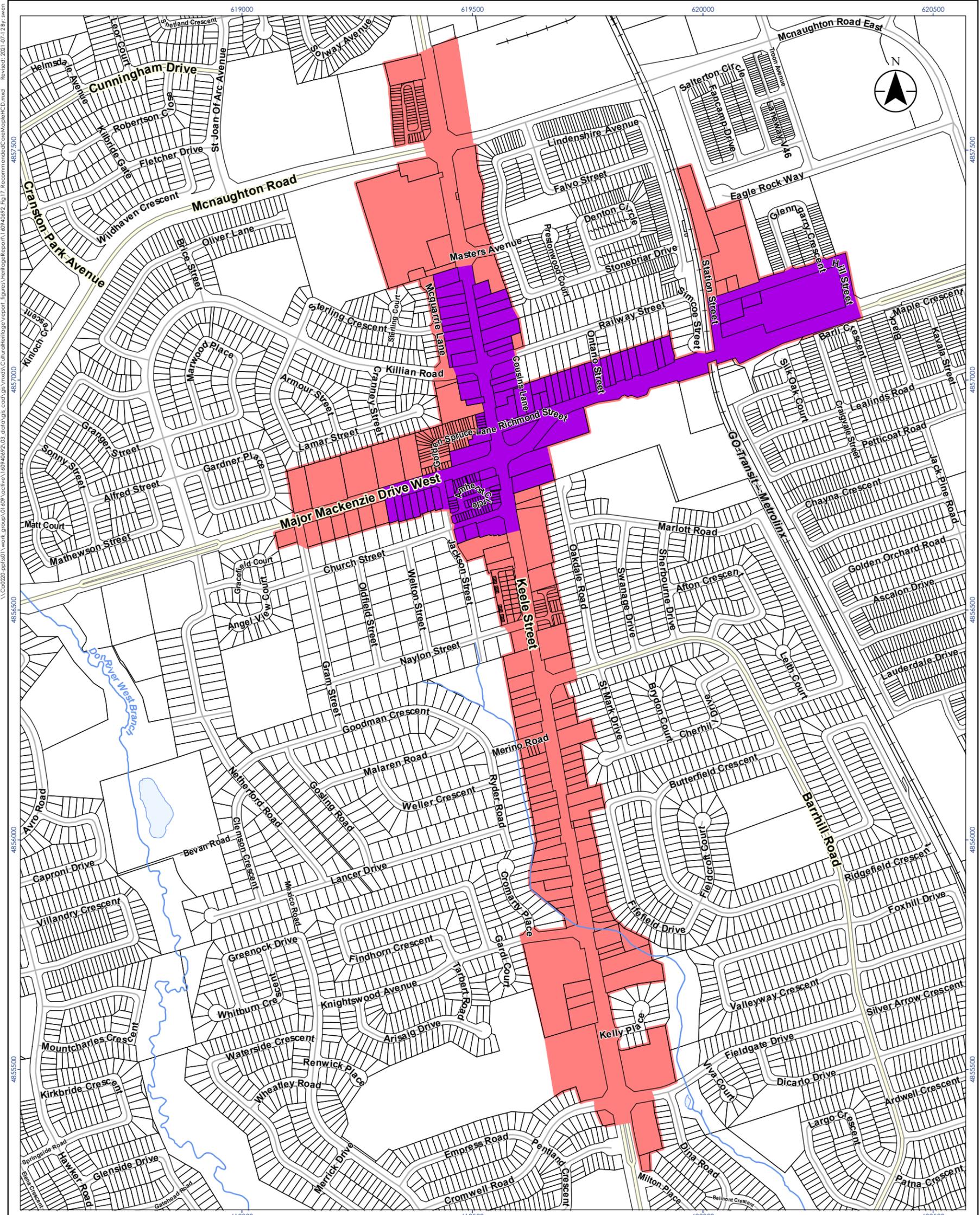


Project Location: City of Vaughan
 160940692 REV A
 Prepared by DH on 2021-07-12

Client/Project: CITY OF VAUGHAN
 MAPLE HCD

Figure No.: **16**
 Title: Recommended HCD Boundary

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- Legend**
- Recommended Core Maple HCD
 - Existing Maple HCD
 - Railway
 - Highway
 - Major Road
 - Minor Road
 - Minor Road
 - Waterbody



Project Location: City of Vaughan
 160940692 REV A
 Prepared by DH on 2021-07-12

Client/Project
 CITY OF VAUGHAN
 MAPLE HCD

Figure No.
17

Title
Recommended Core Maple HCD

Notes

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8.3 RECOMMENDED CHANGES FOR CONFORMITY WITH THE ONTARIO HERITAGE ACT

The existing Maple HCD Plan conformed to most of the requirements of the 2005 *Ontario Heritage Act*. Subsequent amendments to the OHA that took effect on July 1, 2021 have not altered the requirements for HCD Plans under the Act, but have introduced additional changes that are to be considered during the implication of any subsequent HCD Plans, including the following:

- Adhere to the 90-day timelines for applications to alter or demolish a property protected under the Act, issue a notice of intention to designate a property, or for Council to make decisions regarding the designation of a property.
- Include clarification that the term “demolition” applies to the removal or demolition of heritage attributes in a designating by-law as well as a building or structure
- Adhere to the new process for appeals to the OLT for applications to alter heritage properties
- Adhere to the new process for objections for notices of intention to designate properties under the Act
- Follow the guidance for designating properties under Part IV of the Act by including a clear articulation of the heritage value of a property and its heritage attributes.

It is noted that the proposed amendments to the OHA have not yet come into effect as of the writing of this report.

8.4 RECOMMENDED UPDATES TO MUNICIPAL PLANNING POLICY

8.4.1 Official Plan Amendments

To implement the recommendations outlined in this report, the City of Vaughan will need to amend their Official Plan to include policies that enable establishment of a Development Permit System (DPS), sometimes referred to as a Community Planning Permit System (CPPS). The DPS is a tool established under the *Planning Act* that guides planning and development in a defined area through implementing a development permit by-law and issuing development permits that are used as planning approvals. The DPS streamlines the planning process in an area by replacing existing zoning, site plan by-laws and minor variance process. Instead of applying for all these separate applications, under a DPS a single development permit would be issued by the City that would allow a development to proceed. Issuing development permits would be done in accordance with the vision, goals, and policy requirements that would be identified for the area. These policy requirements are established early in the DPS process, in consultation with the local community. They would form the basis of the development permit by-law that would outline permitted land uses, where building and structures can be located, what types of buildings are allowed, and details such as permitted lot sizes and dimensions, parking requirements, building heights, and setbacks. The DPS can also set requirements for streetscaping improvements that are part of development sites and regulating tree-cutting and vegetation removal.



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In establishing a DPS, the City's Official Plan amendment would need to do the following:

- Identify the DPS area (it is recommended that this contain the existing HCD boundary, as well as additional areas subject to public consultation, including, but not limited to the neighbourhood bound by Church Street, Gram Street, Naylor Street and Jackson Street)
- Identify the scope of authority that may be delegated to implement the DPS
- Identify the goals, objectives, and policies for using the DPS
- Identify the conditions that may be included in the development permit by-law
- Identify additional requirements, exemptions, or flexibility that may occur within the DPS (if applicable)
- Identify the criteria for evaluating development permit applications

It must be noted that the DPS is a separate planning process that would not occur as part of this HCD Plan update. It would have its own separate consultation events to establish the Official Plan Amendment and the components of the DPS outlined above. More information on the DPS process is available [here](#).

The Project Team has recommended the exploration of a DPS as it has the potential to respond to community feedback and provides regulation and control of the broader Maple area that is based on an understanding of local character and community values, and not strictly based on heritage. The DPS, like an HCD, can be rigorous and detailed to manage height, density, mature vegetation, streetscape/public realm, and building materials within the defined area, and may provide greater control than an HCD would typically have, in that HCDs typically do not have the ability to regulate land use or number of units.

8.4.2 Part IV Designations and Listing of Properties to the City's Register

At present, four properties within the Maple HCD are individually designated under Part IV of the OHA. These include 9860 Keele Street (St. Andrew's Presbyterian Church), 9995 Keele Street, 10111 Keele Street (St. Stephen's Anglican Church), and 2000 Major Mackenzie Drive (Maple Cemetery). The Maple Station at 30 Station Street is recognized as a National Historic Site.

Multiple layers of designation are not necessarily required, as the objectives, policies, and guidelines of an HCD Plan should typically manage change in a manner that respects heritage character of the individual resources. However, given the policy changes recommended for the Maple area, it is recommended that the City update their municipal register to list and designate properties of cultural heritage value or interest outside of the area recommended for the HCD Plan Update in Figure 16. While in the interim these would remain protected under Part V designation, individual listing or designation if the area becomes subject to a DPS has the added benefit of protecting these resources from alteration and demolition and would be specific to their heritage attributes. The following properties are recommended for consideration by the City for Part IV designation, subject to the City's evaluation process:



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- Log Cabin at Frank Robson Park, 9470 Keele Street
- 9715 Keele Street
- 9796 Keele Street
- 9773 Keele Street
- 9891 Keele Street
- 9920 Keele Street
- 2339 Major Mackenzie Drive
- 2291 Major Mackenzie Drive

Given the comments and interest identified by the community regarding mid-century properties in Maple, it is recommended that the City consider listing the following properties on their Heritage Register, to flag them for potential cultural heritage value and establish a trigger for further evaluation should demolition of the property be proposed:

- 9600 Keele Street
- 9611 Keele Street
- 9643 Keele Street
- 9746 Keele Street
- 9275 Keele Street
- 9754 Keele Street
- 1 Naylon Street
- 9926 Keele Street
- 10275 Keele Street (red brick residence)
- 2377 Major Mackenzie Drive
- 2365 Major Mackenzie Drive
- 1 Gram Street
- 2 Gram Street



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The City also may wish to consider Heritage Conservation Easements with interested property owners, where applicable, as a means of conserving the individual attributes of properties.

8.4.3 Financial Incentives

Under the *Municipal Act*, municipalities also have the authority to provide tax relief to heritage property owners by passing by-laws to create a property. Tax relief can be between ten and 40 percent of the owner's property taxes. Relief may come in the following forms, as outlined in *Getting Started: Heritage Property Tax Relief, a Guide for Municipalities* (Government of Ontario, 2005):

- Reduction of taxes by applying a credit against the owner's property tax account to reduce the total balance owed in the current year (owners would see a credit adjustment posted on their property tax bill)
- Refunding taxes by issuing a cheque, or
- Crediting all or part of the tax reduction against the owner's outstanding property tax liability from the current year and/or previous years, if applicable

The City of Vaughan does not currently have financial incentive programs in place for owners of properties designated under the OHA. It is recommended that the City explore financial incentive opportunities to assist owners of designated properties in maintaining, restoring and repairing heritage properties, as this benefits the community by helping to achieve the goals and objectives of the HCD.

The City may also consider exploring other incentives in the HCD alteration permit process, outside of financial incentives, such as fast-tracking or prioritizing applications that follow HCD Plan guidelines in addition to the required policies or include energy efficient or LEED certified designs while conserving or respecting heritage attributes and character.



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8.5 RECOMMENDED UPDATES TO THE MHCD PLAN

8.5.1 Statement of Significance and Heritage Attributes

The existing Maple HCD Plan contains a statement of heritage value that links the significance of the HCD to its place as one of four 19th century settlements in what is now the City of Vaughan. The statement does not clearly define the historical period of significance, key factors of development, or heritage attributes of the HCD. An updated statement and detailed description of heritage attributes are required for the recommended revised HCD boundary contained in Appendix C.

8.5.2 HCD Objectives

The existing HCD Objectives will generally be appropriate for the recommended revised boundary for the Core Maple HCD. Namely, the primary objective of the HCD will continue to be the retention and conservation of the district's heritage resources and character and to guide change in a way that is compatible with the HCD character. It is recommended that the revised Maple HCD Plan for the recommended Core HCD continue to contain objectives for heritage buildings, non-heritage buildings, landscape and streetscape policies, new development, community support/education, and business/cultural tourism. The objectives will be updated to reflect the recommended revised Core HCD boundary and its resources and character. Additional objectives may be added based on public consultation relating to active transportation, public amenities, heritage commemoration and interpretation. Recommended objectives for the Core Maple HCD include:

- Maintain and enhance the low-rise character of the Core Maple HCD containing contributing properties from the late 19th and early 20th centuries
- Maintain and enhance the historic materials individual characteristics of contributing properties
- Encourage the replacement of unsympathetic additions or alterations to contributing properties with compatible replacements in accordance with the policies and guidelines of the Core Maple HCD Plan
- Encourage the retention of heritage building fabric, building profiles and traditional façade arrangements when considering adaptive re-use
- Encourage and support existing use or adaptive re-use of contributing properties within the Core Maple HCD
- Encourage compatible redevelopment in the Core Maple HCD
- Avoid the loss or demolition of heritage attributes or heritage fabric within the Core Maple HCD
- Collaborate with property owners and business owners to encourage and provide incentives for the conservation, restoration, and appropriate maintenance of contributing properties



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Recommendations

July 22, 2021

- Encourage a unified, sympathetic streetscaping approach for the Core Maple HCD on City-owned lands and those subject to redevelopment proposals that enhance the character of the Core Maple HCD
- Encourage and promote the history and local community pride in the Core Maple HCD through compatible public art, commemorative/interpretative devices, or local tours
- Collaborate with business and property owners in the Core Maple HCD to maintain a progressive and competitive business environment while conserving the heritage attributes of the HCD

8.5.3 Contributing and Non-Contributing Properties

The existing Maple HCD Plan, while providing detailed policies and guidelines for ‘heritage’ and ‘non-heritage’ properties, does not provide clear guidance on which properties are considered to be ‘heritage’ or ‘non-heritage’. It is recommended that the updated Maple HCD Plan for the recommended revised boundary clearly articulate properties that are contributing and non-contributing to the HCD character, as per guidance in the MHSTCI Heritage Toolkit. This should include detailed mapping and address listing so property owners, City staff and Council can readily ascertain a property’s status.

8.5.4 Policies and Guidelines

Many of the overarching policies identified in the existing HCD Plan can be carried forward in the updated HCD Plan for the recommended revised Core HCD area with minimal adjustments. However, the updated HCD Plan should provide more concrete guidance on distinct features on buildings in the HCD so it is clear to property owners, developers, City staff and Council when alterations or additions are acceptable. This should include detailed policies and guidelines described in Figure 9 below.

Table 9: Recommended Policy and Guideline Categories for Updated Maple HCD Plan

| Alterations | Additions | New Construction |
|---|------------------------|-----------------------------------|
| Maintenance | Location of additions | Height, massing and setbacks |
| Façade pattern | Height and massing | Façade composition |
| Windows | Materials | Windows |
| Doors and entrances | Architecture and style | Doors and entrances |
| Porches or storefronts | Windows | Building materials |
| Exterior materials (masonry, wood, metal, glass, overcladding, paint, architectural details and trim) | Doors and Entrances | Roofing |
| Roofs | Roofs | Architectural style and detailing |
| Signage and lighting | Signage and lighting | Signage and lighting |



MAPLE HERITAGE CONSERVATION DISTRICT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREAT REPORT

Recommendations
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Additional consultation will occur during the preparation of the updated HCD Plan to seek public feedback on specific policies and guidelines that should be included in the updated Plan. The updated HCD Plan will continue to provide a list of actions that are exempt from requiring a heritage alteration permit, as well as policies for demolition.

8.5.5 Streetscaping and Landscaping

Comments and feedback from both the public and from City staff indicated that the existing Maple HCD Plan does not provide robust or detailed direction on streetscaping and landscaping within the HCD. The result is inconsistently applied treatments that do not contribute to a cohesive, unified appearance in the HCD. The updated Maple HCD Plan should provide more detailed policies and guidance on streetscaping and landscaping, including but not limited to paving and hardscaping, street trees and vegetation, and street furniture.

8.5.6 Signage and Public Art

Currently the HCD Plan does not permit murals within the HCD. Murals, as part of a wholistic public art program, can be a valuable tool in enhancing heritage character, providing wayfinding, and promoting tourism and local identity. It is recommended that the City, as part of the HCD Plan Update, revisit policies that prohibit murals and allow them (in accordance with updated HCD policies and guidelines) as a means of enhancing the character of the HCD and fulfilling the objectives of the City-Wide Public Art Program.

As these policies appear to be in conflict, consideration should be given during the HCD Plan Update process to identifying new policies for murals and public art that align with the City-Wide Public Art Program.



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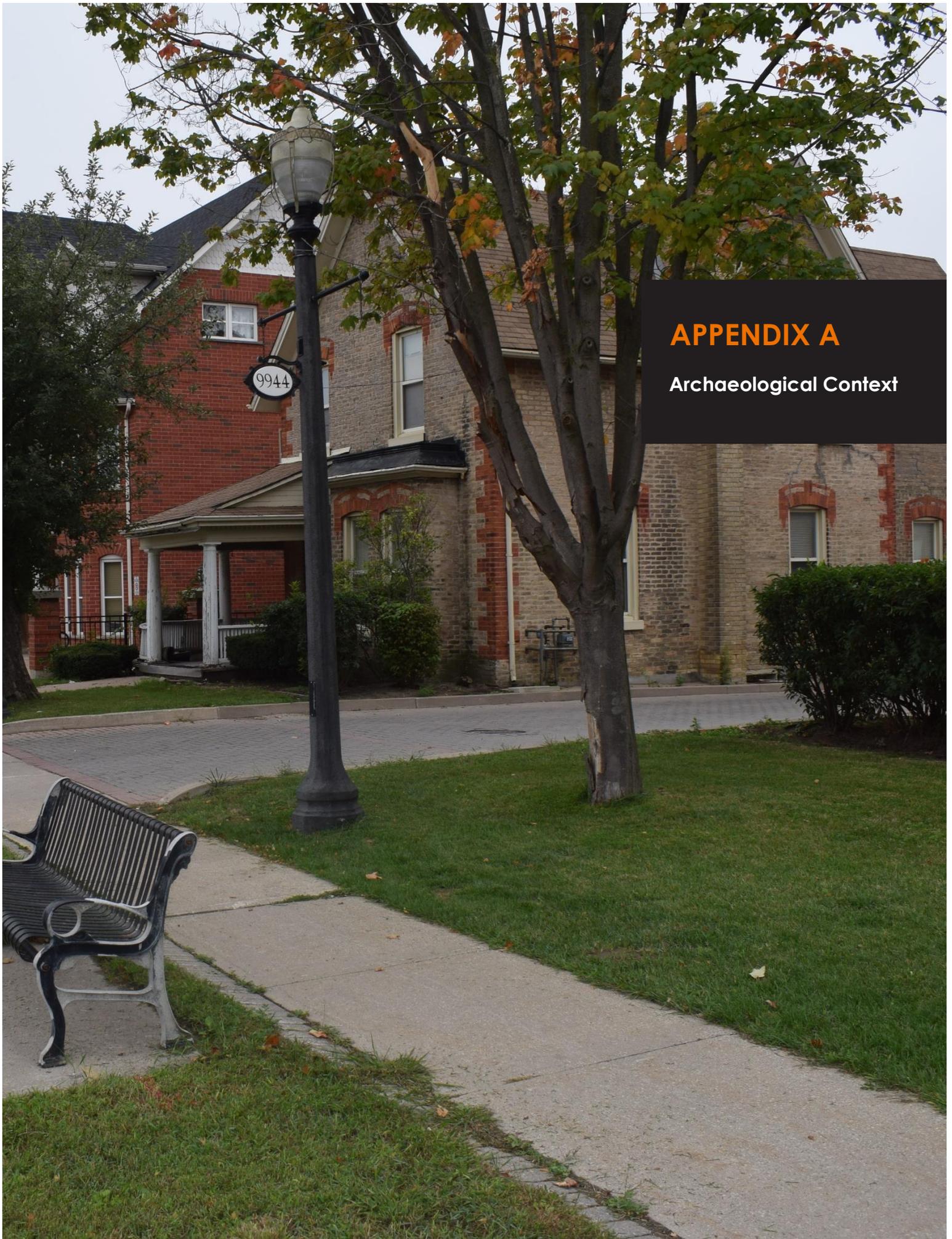
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APPENDIX A

Archaeological Context

ARCHAEOLOGICAL CONTEXT

To date 75 archaeological sites have been registered within one (1) kilometer of the HCD study area. No archaeological sites have been documented within the limits of the HCD.

Pre-Contact Indigenous Resources

It has been demonstrated that Indigenous people began occupying southern Ontario as the Laurentide glacier receded, as early as 9,000 BCE (Ellis and Ferris 1990:13). Much of what is understood about the lifeways of these Indigenous peoples is derived from archaeological evidence and ethnographic analogy. In Ontario, Indigenous culture prior to the period of contact with European peoples has been distinguished into cultural periods based on observed changes in material culture. These cultural periods are largely based in observed changes in formal lithic tools, and separated into the Early Paleo-Indian, Late Paleo-Indian, Early Archaic, Middle Archaic, and Late Archaic periods. Following the advent of ceramic technology in the Indigenous archaeological record, cultural periods are separated into the Early Woodland, Middle Woodland, and Late Woodland periods, based primarily on observed changes in formal ceramic decoration. It should be noted that these cultural periods do not necessarily represent specific cultural identities but are a useful paradigm for understanding changes in Indigenous culture through time.

Paleo Period

Between 9,000 and 8,000 BCE, Indigenous populations were sustained by hunting, fishing, and foraging and lived a relatively mobile existence across an extensive geographic territory. Despite these wide territories, social ties were maintained between groups, one method in particular was through gift exchange, evident through exotic lithic material documented on many sites (Ellis 2013:35-40).

Archaic Period

By approximately 8,000 BCE, evidence exists and becomes more common for the production of ground-stone tools such as axes, chisels, and adzes. These tools themselves are believed to be indicative specifically of woodworking. This evidence can be extended to indicate an increase in craft production and arguably craft specialization. This latter statement is also supported by evidence, dating to approximately 7,000 BCE of ornately carved stone objects which would be laborious to produce and have explicit aesthetic qualities (Ellis 2013:41). This is indirectly indicative of changes in social organization which permitted individuals to devote time and effort to craft specialization. Since 8,000 BCE, the Great Lakes basin experienced a low-water phase, with shorelines significantly below modern lake levels (Stewart 2013: Figure 1.1.C). It is presumed that the majority of human settlements would have been focused along these former shorelines. At approximately 6,500 BCE the climate had warmed considerably since the recession of the glaciers and the environment had grown more similar to the present day. By approximately 4,500 BCE, evidence exists from southern Ontario for the utilization of native copper (naturally occurring pure copper metal) (Ellis 2013:42). The known origin of this material along the north shore of Lake Superior indicates the existence of extensive exchange networks across the Great Lakes basin.

At approximately 3,500 BCE, the isostatic rebound of the North American plate following the melt of the Laurentide glacier had reached a point which significantly affected the watershed of the Great Lakes basin. Prior to this, the Upper Great Lakes had drained down the Ottawa Valley via the French-Mattawa river valleys. Following this shift in the watershed, the drainage course of the Great Lakes basin had changed to its present course. This also prompted a significant increase in water-level to approximately modern levels (with a brief high-water period); this change in water levels is believed to have occurred

catastrophically (Stewart 2013:28-30). This change in geography coincides with the earliest evidence for cemeteries (Ellis 2013:46). By 2,500 BCE, the earliest evidence exists for the construction of fishing weirs (Ellis *et al.* 1990: Figure 4.1). Construction of these weirs would have required a large amount of communal labour and are indicative of the continued development of social organization and communal identity. The large-scale procurement of food at a single location also has significant implications for permanence of settlement within the landscape. This period is also marked by further population increase and by 1,500 BCE evidence exists for substantial permanent structures (Ellis 2013:45-46).

Woodland Period

By approximately 550 CE, evidence emerges for the introduction of maize into southern Ontario. This crop would have initially only supplemented Indigenous peoples' diet and economy (Birch and Williamson 2013:13-14). Maize-based agriculture gradually became more important to societies and by approximately 900 CE permanent communities emerge which are primarily focused on agriculture and the storage of crops, with satellite locations oriented toward the procurement of other resources such as hunting, fishing and foraging.

This archaeologically defined culture, known as the Late Woodland in southern Ontario, is often divided into three temporal components; Early, Middle and Late Woodland. Sites associated with the Early Late Woodland period indicate that there was a continuation of similar subsistence practices and settlement patterns as the Middle Woodland. Villages tended to be small, with small longhouse dwellings that housed either nuclear or, with increasingly, extended families. Smaller camps and hamlets associated with villages served as temporary bases from which wild plant and game resources were acquired. Horticulture appears to have been for the most part a supplement to wild foods, rather than a staple.

The Middle Late Woodland period marks the point at which a fully developed horticultural system emerged, and at which point cultivars became the staple food source. By approximately 1250 CE, evidence exists for the common cultivation of the historic Indigenous cultigens, such as maize, beans, squash, sunflower, and tobacco. In this period villages become much larger than in the Early Late Woodland period, and longhouses also become much larger, housing multiple, though related, nuclear families. For those Indigenous peoples who began practicing cultivation, food production through horticulture resulted in the abandonment of seasonal mobility that had characterized Indigenous life for millennia. Hunting, fishing, and gathering of wild food activities continued to occur at satellite camps. However, for the most part, most Iroquoian people inhabited large, sometimes fortified villages throughout southern Ontario.

During the Late Late Woodland period longhouses became smaller again, although villages became even larger. A number of Huron village sites have been discovered in the region that contain material culture associated with both Huron and St. Lawrence Iroquoians, suggesting that St. Lawrence Iroquoians who had abandoned their home territory along the north shore of the St. Lawrence River and found refuge in the Trent Valley and Kawartha Lakes area. The villages were abandoned in the 16th century and the region was used as a buffer between the Huron and the Six Nations Iroquois.

The Late Late Woodland period in the Trent River system and along the north shore of Lake Ontario is marked by the emergence of the Huron-Wendat people, one of several groups that emerge out of the Middle Late Woodland period. Pre-contact Huron villages have been documented in clusters along the north shore of Lake Ontario from just west of Toronto to Bellville, and north up through the Kawartha Lakes region. The Huron were similar to other Iroquoian societies in many ways, including material culture, semi-permanent settlement practices, and a tendency toward agricultural mixed with hunting and gathering subsistence strategy (Ramsden 1990). Huron settlements include large villages of several longhouses and camps for specialized extractive activities such as hunting and fishing, although there is discussion that these camps may actually be ancestral Mississauga sites (J. Kapyrka, personal

communication, 2019). During the Late Late Woodland period, Huron settlements along the north shore of Lake Ontario begin to move through the Humber River, Don River, Duffins Creek/Rouge River and Trent River systems and eventually coalesce into what is now Simcoe County and the area traditionally identified as “Huronian” (Birch 2015).

These communities living within the region of the Study Area are believed to have possessed many cultural traits similar to the historic Indigenous Nations (Williamson 2013:55). Both Huron-Wendat and Anishnaabeg traditional history indicate that the Huron-Wendat and Anishnaabeg cohabited the region (Kapyrka 2018).

Post-Contact Indigenous Resources

During the early post-contact period the north shore of Lake Ontario was occupied by two distinct peoples with different cultural traditions: the Michi Saagiig Nishnaabeg (Mississauga Anishinaabeg) and the Huron-Wendat. It has long been the understanding of archaeologists that prior to the 16th century the north shore of Lake Ontario was occupied by Iroquoian-speaking populations (Birch and Williamson 2013; Birch 2015; Dermarker et al. 2016). Recently, the direct correlation in Ontario between archaeology and ethnicity, and especially regional identity, has been questioned (cf. Fox 2015:23; Gaudreau and Lesage 2016:9-12; Ramsden 2016:124). Recent considerations of Indigenous sources on cultural history has led to the understanding that prior to the 16th century the north shore of Lake Ontario was co-habited by Iroquoian and more mobile Anishnaabeg populations (Kapyrka 2018), the latter of whom have not been represented in previous analyses of the archaeological record and most likely left a more ephemeral archaeological record than that of more densely populated agricultural settlements. The apparent void of semi-permanent village settlement along the north shore of Lake Ontario continued through the first half of the 17th century; however, this does not preclude the occupation of the region by mobile Anishnaabeg peoples. Both Huron and Mississauga traditional history indicate that the Huron-Wendat and Mississauga cohabited the region (Kapyrka 2018).

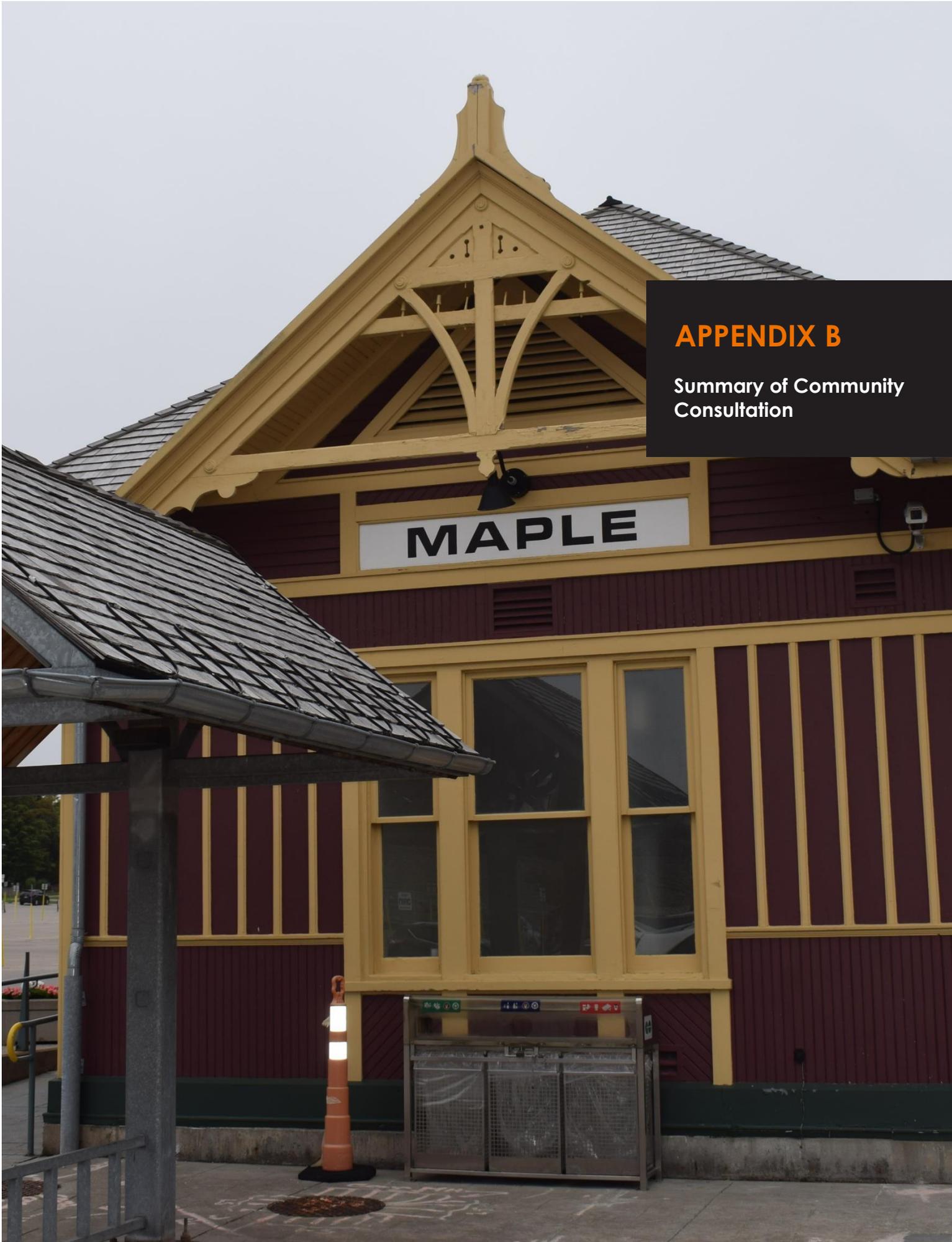
The Mississauga traditional homeland stretched along the north shore of Lake Ontario and its tributary rivers from present-day Gananoque in the east to Long Point on Lake Erie in the west. In the winter the communities dispersed into smaller groups and travelled in-land to the north, to the area around present-day Bancroft and the Haliburton Highlands. Mississauga oral history relates that their ancestors occupied this part of southern Ontario from the time of the last deglaciation and continued to occupy it up to the start of the Contact period (Kapyrka 2018).

The Mississauga traditional territory was located between two powerful confederacies, the Three Fires Confederacy (consisting of the Odawa, Ojibwa, and Pottawatomi) located to the north and west, and the Haudenosaunee (Five Nations Iroquois) Confederacy on the south shore of Lake Ontario in present-day New York State. In this geo-political context, the Mississauga acted as peacekeepers among the various Indigenous nations, acting as negotiators and emissaries (Kapyrka 2018).

By the turn of the 16th century, the region of the study area appears to have been abandoned of semi-permanent village settlement. In 1649, the Seneca, with the Mohawk, led a campaign to the north shore of Lake Ontario and dispersed the Huron-Wendat, Tionontate (Petun) and Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Trigger 1978:354-356). At this time the semi-permanent settlements associated with the ancestral Huron-Wendat (the Huron) were abandoned and the Mississauga retreated from the area along the north shore of Lake Ontario into the hinterlands of their territory, waiting until the conflicts had ended and the political situation had stabilized before returning (Heidenreich 1990; Kapyrka 2018; Ramsden 1990).

In 1667, surviving Huron Wendat warriors joined alliance with the French-allied Ojibwa and Mississaugas to counterattack the Iroquois who had settled along the north shore of Lake Ontario. By 1690, Ojibwa

(Anishinaabe) speaking people had begun moving south into the lower Great Lakes basin (Konrad 1981; Rogers 1978). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1905, indicate that after the Mississauga defeat of the Mohawk Nation the Mohawk retreated to their homeland south of Lake Ontario and a peace treaty was negotiated between those groups around 1695 (Paudash 1905). Upon the Mississaugas' return they decided to settle permanently in southern Ontario and began to reestablish their role as peacekeepers in the region, extending that to include the incoming Euro-Canadian settlers (Curve Lake First Nation n.d.; Kapyrka 2018).



APPENDIX B

Summary of Community
Consultation

SUMMARY OF COMMUNITY ENGAGEMENT

*Note: Responses have been copied verbatim from the survey submissions and have not been edited for clarity, spelling, or grammatical errors.

| Survey Question | Responses |
|---|---|
| <p>If you are a property owner or resident, what has been your experience living in or owning property in the MHCD?</p> | <p>There has been a lot of development in Maple and not enough attention has been given in preserving our natural resources i.e. mature trees and woodlots.</p> |
| | <p>not an even playing field when it comes to property allowance vs rest of Vaughan. coverage %</p> |
| | <p>Seems like we live in cottage country</p> |
| | <p>Good - lots of recent traffic</p> |
| | <p>I bought early 1980 and fell in love with the unique look of the Old Maple town and Maple Trees along Keele street. My goal was to get involved and try to Maintain the heritage within Maple . Lord Beaverbrook house at the corner of Keele and Major Mackenzie was one of my favorite heritage homes and located right in the core of Maple. Keeping and restoring these wonderful heritage homes is history for our community.</p> |
| | <p>Peaceful and low key. Beautiful surroundings. Small, safe community for kids and elderly</p> |
| | <p>To much growth in vaughan and not enough roads! It seems all you care about is building more and more houses. With no focus on roads.</p> |
| | <p>It's ok. Keel and Major Mack traffic issues can be challenging.</p> |
| | <p>Great</p> |
| | <p>I have been a resident of the Maple Heritage Conservation District since 1988 and I am happy with my choice of living in Maple. However, as time has gone by, very quickly, I have seen various areas of Vaughan being developed, modified, conserved, improved, well maintained, etc. and unfortunately the only thing tht has changed in the Maple Heritage District is new development and all the money collected from that development and fees collected from the City of Toronto for dump fees, have all been spent in other areas. I have contacted my Ward Councilor and my Regional Ward Councilor but that has not seen any results. I would hope that this review ? study ? or whatever it turns out to be will FINALLY spend some of the resources that have been collected and are still being collected be spent on the area they have been collected from to update and improve that area.</p> |
| | <p>Beautiful, until now</p> |
| | <p>I am pleased that the City is trying to maintain the charm of the heritage buildings.</p> |
| | <p>Good</p> |
| | <p>I've had a good experience, but do you wish to have better designed roads with multi-use including bike lanes and larger sidewalks with planters</p> |
| | <p>Very happy with heritage intact- worried about condo development and impact on traffic</p> |
| <p>Yes</p> | |
| <p>Great</p> | |
| <p>Great</p> | |
| <p>A positive experience, but traffic congestion needs work</p> | |

| Survey Question | Responses |
|--|---|
| How could the existing policies and guidelines in the MHCD plan or the process of obtaining a heritage permit for making changes to properties in the HCD be modified or improved? | The permit should identify the mature trees that need to be preserved with no substitutions. |
| | make it a level playing field |
| | Ease traffic |
| | Keep all heritage designations |
| | I am not expert in this field but do depend on our City to enforce in keeping as many Heritage buildings, landscape, streetscape in line. Modified and improve strict guidelines to ensure that developers don't change to accommodate their building plans. We want to keep Maple open to enjoy friendly walking, sitting areas and enjoy the beauty of Maple. Heritage trees was a selling point for my family and want to ensure that MAPLE Trees live and not to be destroyed |
| | Strictor guidelines to prohibit demolition of heritage properties and prohibit high Rise buildings |
| | Leave buildings alone |
| | Update, improve and spend the resources from the area on the area |
| | being that my property was modified before i purchased it, i should not be considered heritage. stated from previous committee |
| | Must not alter |
| | Allow for more properties to be designated as heritage |
| We need to preserve the history of Maple. | |

| Survey Question | Responses |
|---|--|
| Are there particular actions you think should be exempt from requiring a heritage permit? | City should ensure that the heritage inventory is up to date. |
| | No |
| | No |
| | Once you establish Heritage guidelines i would like to see a draft copy before it goes into the final stages |
| | Leave buildings alone |
| | Too many to put on this questionnaire. However, I would like to bring it forward at future meetings. |
| | No |
| | No |
| | No |
| | No |

| Survey Question | Responses |
|--|--|
| What do you consider to be the most important buildings, features, or heritage attributes of the MHCD? | The old heritage buildings and cemeteries like Octagon House, St. Andrews Church and Cemetery, etc. |
| | Historic value, identifying building styles, features pertaining to the specific heritage structure. Identifying approved new materials. |
| | The Victorian style buildings on the main streets |
| | Structure, accessibility to view the buildings, keeping them in their original places |
| | Lord Beaverbrook house (corner of Keele and Major Mackenzie) . Along the north and south of Keele you have wonderful heritage houses that we should reserve. On Major Mackenzie you will find a few heritage buildings that should be part of the MHCD as important buildings. |
| | Heritage properties on keele street. The low rise buildings reflecting the same brick style and colour provide unity and blend new buildings with old |
| | Heritage attributes |
| | preserving buildings with out restriction development of roads to decrease traffic |
| | The coherent street wall along the arterial roads and relative lack of surface parking, enhanced sidewalk paving |
| | Their history |
| | The area needs complete update on infrasture, sidewalks, ;roads, hydro poles, trees, etc. to bring it up to date. It is the same as it was 30+ years ago while other areas have seen various improvements. |
| | - Heritage buildings and homes - Heritage streetscape |
| | Older heritage buildings that show the character of the area. |
| | A corridor of buildings that that has a clearly historical look. Should look like a preserved small town. |
| | The intersection of Keele and Major Mac and the buildings in that area. |
| | Entry from the east is identified by drivers of cars and bikes because of the underpass of the railroad. and the churches on Keele St. |
| | Green space |
| | Heritage must be preserved |
| | The mature trees, st Andrew church, st Stephen church, and the building where Masjid Vaughan currently is. |
| | I am always concerned about cultural erosion and the encroachment of too much new development at the cost of irreplaceable landmarks. |
| old fashioned look and feel, and mature trees in the streetscape | |
| Citizen services for vaughan | |
| Mackenzie Park Interpretive Walk | |
| The old village - historical buildings and architecture | |
| Maple community centre and park, gardens at keele and major mac and keele and mcnaughton | |
| All heritage buildings. | |

| Survey Question | Responses |
|-----------------|--|
| | The churches, and the intersection buildings |
| | We need to preserve the history of Maple. The Maple Airport, a great piece of history was repurposed for residential development, although I respect a park commemorates this. Maple on Keele street from Major Mac to McNaughton needs to be preserved. |
| | Important features Buildings that are set close to the road ; high quality materials both in the existing heritage buildings and new buildings ; preservation of old trees "maple!" |
| | All buildings count. There may be densities of buildings in a certain period surrounded by some that are not in the same period that pose a continuity problem of architectural periods. I believe it is possible in unify architectural periods to existing and new construction. There is no building grater than another. |

| Survey Question | Responses |
|---|--|
| What features or types of buildings do you feel increase/improve the study area's heritage value? | I mentioned them in Q2 above. Also would be nice to have signage that gives some history of the house and/or original owner. |
| | Low density, single home. |
| | Victorian |
| | Front entrances. Trees in front |
| | just the few homes i mentioned in question 5 are my answers to your question |
| | Again low rise, and using same brick colour and style as heritage buildings |
| | Homes |
| | Not sure |
| | Shops with residential above, stone and brick architecture, street fronting commercial |
| | You keep it the same |
| | I agree with the Heritage Old look, however the infrastrature has to be brought up to date. |
| | - Contextual architecture - Fine-grained retail - Heritage lighting |
| | Mixed use, low-rise/mid density residential & commercial in the heritage style. More pedestrian-friendly environments, road crossings and identify historical places/monuments a little clearer. |
| | old white church on keele st. |
| | Historical signs and plaques |
| | Low-rise brick buildings with green space around them. |
| | The steeples and roof extensions of public buildings: city hall, churches |
| old cemeteries | |
| Not sure | |
| The mature trees significantly improve the area's value. They simply can't be replicated. | |

| Survey Question | Responses |
|-----------------|---|
| | <p>More buildings with unique architectural styles, harkening back to the original settlements would increase the heritage value</p> <p>not anything modern looking. Beautiful brickwork, patterns and colours, Old colour palette and brick sizes.</p> <p>Parks, library, citizen services</p> <p>natural heritage landscaping</p> <p>More historical type buildings complementing existing</p> <p>Bike and pedestrian pathways running from king Vaughan to rutherford and dufferin to Jane Small and local businesses, cafes, shops Community gardens and services</p> <p>Old</p> <p>Tree canopy along boulevard, largest boulevards, lighting, historical buildings, adding minimalist modes buildings and structures to bring historical prominence</p> <p>The historical buildings. Repurpose the house at Keele and Major Mac please.</p> <p>The daycare building on Richmond street is an amazing addition to the district. I admire it every time- it's a big building that somehow successfully fits in. Also many Ontario cottage / gothic style homes are a defining feature. New Townhomes that are designed to the Historic era and are built right along major Mac or keele, and both old trees and new, vibrant fresh landscaping along major roads</p> |
| | <p>See above #2. Live work spaces on new construction. Common meeting areas / squares. Out door vegetable food market. Mom and pop businesses. Street or parking lot parking. Reducing traffic.</p> |

| Survey Question | Responses |
|--|---|
| <p>What features or types of buildings do you feel take away/reduce the study area's heritage value?</p> | <p>Building at the SW corner of Keele & MM. Also, City of Vaughan and Civic Library - both are very modern for the area.</p> <p>Multi units, high density. You cannot appreciate any architectural value when too many units are built. Also builders tend to water down any specific heritage structural detail.</p> <p>The strip malls</p> <p>Continued construction. Buildings boarded up</p> <p>Modern look of buildings/plazas etc... take away from the study and sad to see that . I wish that we had guidelines in 1980 that would be more strict and force development to keep a heritage value in the core of Maple.</p> <p>High rise buildings and Modern structures will take away / reduce The heritage value</p> <p>High-rise condominiums</p> <p>building that are not in use and require to much money to repair and maintain</p> <p>Car parking, tacky faux heritage architecture, strip malls, too many chain stores, standard sidewalks</p> <p>Building new ugly buildings as you have</p> <p>Modern, sleek glass type should be avoided. Heritage look should be encouraged.</p> <p>- Driveways, parking lots, 'dead' streets, private streets, plazas - Typical retail like Shoppers Drug Mart - Hydro poles and utilitarian lighting - Typical stores - Different streetscape styles on Major Mackenzie (east of Keele is contemporary, west of Keele is heritage) - Poor streetscaping (heritage lighting could be more attractive, utilitarian road lights should be replaced with beautiful ones, more trees should be planted, the sidewalk should use good materials like stone, and maintenance should be improved by making sure that construction</p> |

| Survey Question | Responses |
|-----------------|---|
| | <p>conforms to the HCD's streetscape plans and restores streets to a high-quality standard) - This is a place which cars pass through, and there are no pedestrians due to a lack of amenities and places to go - The library (which has an interesting design, but it doesn't conform to the existing character) - The development of city hall lands should have regard to the heritage district and the entire area should be planned comprehensively - Poor maintenance</p> <p>Too many commercial buildings, new-build (gigantic) houses that are in random styles that pay little respect to the local area. Lack of zoning and not building spaces with pedestrians in mind.</p> <p>my house and my neighbours</p> <p>Modern structures that clearly don't consider the surroundings</p> <p>High-rise build king with a modern or contemporary feel.</p> <p>garages that face the road</p> <p>portable classrooms</p> <p>Not sure</p> <p>Signage of Shoppers Drug Mart, Subway and 241 pizza. although it's good to have these there. Perhaps their signage, and any future business, could be made more uniform (eg, black and white). Similar to the street level businesses in the townhomes next to Shoppers.</p> <p>Too much cookie-cutter residential development</p> <p>anything modern, stucco</p> <p>Condos</p> <p>new condos and housing developments. then it's just more sprawl.</p> <p>Not celebrating or promoting and adding landscaping a nod lighting (similar to Markham's Main Street or Unionville Main Street) type of architecture, landscaping and businesses to attract clientele. The roads need to be conducive to traffic and more parking plus traffic lights</p> <p>Dead end roads, sidewalks that end in the middle of nowhere, poorly maintained retail buildings with broken driveways and parking lots</p> <p>New-especially plazas, codohighrises, big box stores.</p> <p>Fake replicas of old buildings</p> <p>New commercial developments.</p> <p>The run down housing on keele north of major mack</p> <p>Shoppers drug mart at keele/ major Mac. the civic centre building . Major Mac also is very busy and not shielded from the road. As a pedestrian it can feel more like a highway and therefore ... feels less of a heritage district .</p> |
| | <p>See above #2 and #3. High density building that do not support parking. Big box stores. Traffic.</p> |

| Survey Question | Responses |
|--|--|
| <p>Do you feel that the Maple Heritage Conservation District is achieving its objective of preserving and enhancing the landscaped boulevard (portion of property typically between the sidewalk and the road)?</p> <p>Please explain.</p> | No - MM is relatively neat, but there's nothing historical about it. Sidewalks along Keele Street are a disaster. |
| | No - More attention needs to be placed in preserving existing heritage trees . More green space is needed. |
| | No - Not enough and not properly maintained |
| | No - Not always accessible with cleared sidewalks. |
| | Yes - sidewalks, street signs , maple leaf banners, flowers , street benches , store front with sitting areas enhance is a must for Maple |
| | Yes |
| | Yes |
| | No - buildings that look like they are falling apart don give a good look to the city |
| | Yes |
| | No |
| | No - Absolutely NOT, they are the same as 30 years ago, damaged and unsafe to walk. We try to walk on Keele St. but the noise and traffic and pot and holes along with damage to the sidewalks make it very difficult. |
| | No - Utilitarian road lighting, hydro poles, different lighting styles east of Keele, typical sidewalks, inadequate tree canopy, poor maintenance |
| | yes |
| | No - you will be adding curbs and sidewalks |
| | Yes |
| | No - They are doing good work but seem to be losing the fight |
| | Yes |
| | No - What landscape is evident? |
| | Yes |
| | Yes - Di not give on to Councilors linked to Developers and Builders |
| | Yes |
| | yes |
| | No - there have been some improvements but too many pockets out of character |
| Yes | |
| Yes | |
| No - manicured in a modern way, not a historical way | |

| Survey Question | Responses |
|-----------------|--|
| | No - See my comments above we need to do more for aesthetics and enhance |
| | No - Poorly maintained interlocking, uneven pathways for wheelchairs and strollers, no separation for bikes and pedestrians, roads are too tight and drivers do not share the road, therefore cyclists use sidewalks as well. Not landscaped well either- poor lighting for pedestrians at night, a lot of garbage on roads and sidewalks, patchwork design- not consistent throughout whole area, only some urban design features in specific areas and not in others |
| | No - Being destroyed by development. |
| | Yes - More can be done in terms of landscaping and beautification right at Keele & Major MacKenzie |
| | No - Missing tree canopy, wide pedestrian areas and plazas to allow for building activation |
| | Yes |
| | No |
| | Yes - I notice in new developments it's very pleasant to walk along the wide landscaping buffers |
| | Yes - They are trying their best and following the Vaughan bylaws and Ontario Heritage Act. Problems arise when personal design opinions are imposed after design / architectural and heritage have done their due diligence. |
| | Yes |

| Survey Question | Responses |
|--|---|
| <p>Do you feel that the Maple Heritage Conservation District is achieving its objective of "preserving the urban streetscape of the district?" The urban streetscape refers to the overall environment of sidewalks, road networks, street trees and plantings, street furniture, and public spaces.</p> <p>Please Explain</p> | No - There's nothing special - the landscape doesn't scream heritage any more than any other area in Vaughan. |
| | No - More planting and bigger public spaces need to be incorporated. |
| | No - The maintenance and upkeep is below standards |
| | No |
| | Yes - enforce new development to follow the urban streetscape is must ! |
| | yes |
| | Yes |
| | Yes |
| | Yes |
| | No |
| | No - There has been no attempt at improving or updating the landscape of the whole area. |
| | No - Utilitarian road lighting, hydro poles, different lighting styles east of Keele, typical sidewalks, inadequate tree canopy, poor maintenance |
| | No - This approach is applied inconsistently. |
| No - as per your new plan to upgrade. | |

| Survey Question | Responses |
|-----------------|--|
| | Yes |
| | No - Too inconsistent. A few bits and pieces without a sense of preservation. |
| | Yes |
| | No - Needs more trees, wider sidewalks, cycle facilities |
| | Yes |
| | No - Counselors must not be involved in decisions |
| | Yes |
| | Yes |
| | No - too much traffic and noise for that feel |
| | yes |
| | Yes |
| | No - too many new housing developments |
| | No - It's somewhat there but ore needs to be done to promote it and make it appealing |
| | No - There is no defined urban street scape. Sidewalks are narrow to non existent or poorly maintained. Major accessibility and safety concerns. Road networks and neighborhoods are not connected well leading to traffic jams and unsafe or dangerous driving. Street trees and plantings are minimal. Street furniture is non existent aside from the two benches by city hall. And there are no real public spaces that encourage people to be in community with others (aside from the steps in front of the civic centre public library). No public amenities such as community gardens, skating, or things for people of all ages to engage in. |
| | No - Too much new construction. |
| | No - There is not enough care put into this area. As indicated in your question, there is a lack of street trees, plantings, and/ or street furniture in |
| | No - Missing plazas and active streetscape. |
| | Yes |
| | No |
| | No |
| | No - The fact that there is no pedestrian traffic says it all. Clear goals of Maple proper need to be established. |
| | Yes |

| Survey Question | Responses |
|--|--|
| <p>Do you feel that the Maple Heritage District is achieving its objective of preserving individual residential buildings in the district?</p> <p>Please explain</p> | Yes - For the most part, the old buildings are well preserved, except for the new build at the SW corner of Keele & MM that imitates the original building that was there. The original building was falling apart years ago, and the current one is not much better despite being relatively new. |
| | Yes |
| | Yes |
| | No - Businesses are not varied for public use |
| | Yes |
| | Yes |
| | No - More work to be done |
| | Yes |
| | Yes |
| | no |
| | No - most have been demolished and very few have been updated. |
| | Yes - Good job with the preservation, but the area still feels dead and I think that there could be more development to create vibrancy (although its design should be contextual) |
| | Yes - Worry that these historic buildings may be |
| | No - my home and neighbor only 2 houses on corner |
| | Yes - Some great structures like the churches |
| | Yes |
| | Yes |
| | No - Not many of these remain |
| | Yes |
| | Yes |
| | No |
| | No – don't know |
| | Yes |
| Yes | |
| No - Disappearing. | |
| Yes – somewhat | |
| Yes | |

| Survey Question | Responses |
|-----------------|--|
| | yes |
| | Yes - It's unique to see multiple restored buildings in a row and I think Maple has achieved that especially south on Keele |
| | No - Yes and No. Buildings of value are being removed way too fast without consideration for integration to the new construction. (9560 - 9570 Keele) (? 9796 Merino Rd.). Other projects have succeeded 2291 Major Mackenzie. Balancing builders wishes to existing heritage building is a challenge but can be achieved. |
| | Yes |

| Survey Question | Responses |
|--|---|
| Do you think any of the MHCD objectives should be updated or modified? Please tell us... | The objectives should include limits to the number of units that can surround the heritage structure. |
| | Promote street side restaurants and specialty shops |
| | Are there tours? |
| | Updated with a better upkeep |
| | Incorporating the role of transit access and vibrant independent retail in enhancing the area beyond physical design characteristics |
| | STOP BUILDING |
| | Absolutely... it must be brought up to date and preserved with its heritage and small town feeling and atmosphere and Traffic reduced to one lane each way with walking and sitting areas, etc. |
| | Add five objectives that... 1. Prioritize growth (that conforms to the other objectives), to create a vibrant neighbourhood 2. Proper integration with any future development around city hall 3. Rebuilding the streetscape to create a beautiful public realm 4. Creating new public places and landmarks 5. Securing city funds (funded implementation strategy) to execute key aspects of this plan |
| | No |
| | yes i agree, but choose areas that are not on list for upgrade development |
| | All buildings in the area must look like the historical buildings around them |
| | Updates should be done on a regular basis, as new construction highlights or causes detriment to existing architecture and street structures |
| | No |
| | Yes, include Rupert House in the boundary. Additionally, it seems like most of the older homes in Old Maple are being completely replaced with new ones. Some original homes should remain to maintain the character of the area. |
| | I'm honestly not certain, but eager to see what the group comes up with! |
| | Yes, must need more guidelines / rules so that the modernish pockets are not enhanced or increased |
| | None |
| | More bike lanes |
| | community garden space, community buildings, community entrepreneur centre in the historic style |

| Survey Question | Responses |
|-----------------|--|
| | <p>yes landscaping, lighting, small businesses, parking, crosswalks for pedestrians to walk and roads and make it like Niagara on the lake feel or Markham Main Street - cobble stones etc...attract residents and others every season</p> <p>Improve connectivity Improve community aspect Decrease nimbyism Increase active transportation and health promotion Support local and small businesses Better public transportation - more reliable more frequent</p> <p>Stricter guidelines.</p> <p>Encourage street facing businesses, retail and Food and beverage to activate street life</p> <p>I think there should be more obvious celebration and storytelling of maple and its significance. There are some plaques but a commemorative aspect would be special</p> |
| | <p>Yes and I hope that the next steps will help get it closer with conversation and common consensus with city, residents , property owners and builders.</p> |

| Survey Question | Responses |
|---|---|
| <p>Do you think the current MHCD boundaries should be updated or modified? Please tell us...</p> <p>Please provide any suggestions for the boundaries</p> | <p>No</p> <p>No</p> <p>No - It's large enough. The bigger it is, the more difficult to maintain</p> <p>No</p> <p>Yes - MHCD boundaries were established years ago but we need to extend and modified so we can include a few more heritage buildings</p> <p>No</p> <p>Yes</p> <p>Yes - many of the area in the boundaries contain homes that should be removed and make room for new buildings that the land can be made use for</p> <p>No</p> <p>Yes</p> <p>Yes - Should include the area from Keel St. East to City Hall to make it connect to the Heritage District of Old Maple with the Piazzas and sitting area, cafes, etc.</p> <p>Yes - It could be expanded to intensify existing neighbourhoods (although this might be controversial) to create a real community (not just two streets)</p> <p>No</p> <p>yes</p> <p>Yes</p> <p>No - The map is good if it is rigorously enforced</p> <p>No</p> <p>No</p> <p>No</p> |

| Survey Question | Responses |
|-----------------|--|
| | yes |
| | Yes - See my previous answer about including Rupert house and Old Maple. |
| | Yes - The boundaries should be expanded and more than a single area should be designated |
| | Yes - north along Keele, and even into part of the North Maple Park to commemorate our history - including the Vaughan soccer building. |
| | Yes - Bigger boundary dufferin, Rutherford, Jane and king |
| | Yes |
| | No |
| | Yes |
| | Yes - Should connect northward to NMRP, south to VMC. create a connected corridor on keele and not patchy areas |
| | Yes - Expand. |
| | Yes - Include the city hall campus, and local pathways |
| | No |
| | No |
| | no |
| | Yes and No. I believe that there is already enough on the plate to deal with. Adjusting the Maple proper core first and everything else will follow. |

| Survey Question | Responses |
|---|--|
| Please tell us what you think are some of the strengths/weaknesses of the existing Maple HCD? | We have identified the historic and structural heritage values. Too many heritage buildings have been neglected and have been demolished. The City should ensure that the identified heritage structures are maintained. |
| | Many buildings are vacant and does not promote pedestrian traffic |
| | Just a better up keep and Landscaping. |
| | the area is to large and should be reviewed |
| | Strengths: architecture with historic nods, street front commercial, improving transit access, civic amenities nearby Weaknesses: remaining strip mall type buildings, still not as many restaurants or a good pub to anchor, tacky sidewalk paving, transition from village feel into massive sprawl surrounding |
| | There is no history |
| | Heritage Strength !!! Weakness: NOT KEPT UP TO DATE IN THE MAINTENANCE AND HERITAGE SENSE |
| | Strengths... Buildings were preserved and contextual development has been added Weaknesses... New development isn't sympathetic to pedestrians and doesn't create vibrant places. They conform architecturally but don't contribute towards a good public realm. Observations... - Too many driveways, parking lots, 'dead' streets, private streets, plazas - Typical retail like Shoppers Drug Mart doesn't incite people to visit this place - Hydro poles and utilitarian lighting is everywhere. At the very least, this plan should replace ugly lighting. Intersection lighting should also conform to the streetscape, and shouldn't be utilitarian (work with the region may be required to change this) - Different streetscape styles on Major Mackenzie (east of Keele is contemporary, west of Keele is heritage) do not create a good identity. - Poor streetscaping everywhere (heritage lighting could be more attractive, utilitarian |

| Survey Question | Responses |
|-----------------|---|
| | <p>road lights should be replaced with beautiful ones, more trees should be planted, the sidewalk should use good materials like stone, and maintenance should be improved by making sure that construction conforms to the HCD's streetscape plans and restores streets to a high-quality standard) - This is a place which cars pass through, and there are no pedestrians due to a lack of amenities and places to go. - The library (which has an interesting design, but it doesn't conform to the existing character) does not conform to the HCD's objectives. How did it get approved? - Poor maintenance, as the HCD doesn't seem to affect other city departments or contractors when they do public works here.</p> <p>Lot of residential development in the HCD area, unsure if this will affect the character of the area.</p> <p>A lot of potential with a number of interesting structures and a few great examples of recent additions that look historical</p> <p>Traffic congestion in the area is an issue. Also, bike lanes or better pedestrian walkways would be useful.</p> <p>The roadway is cycle unfriendly. The road is unnecessarily congested, mostly due to problems outside the boundaries at McNaughton Road, Langstaff Road and Jane Street. These corridors could be more appealing by reducing the car culture and increasing pedestrianization. The rearyard frontages on north side of Major Mac are abominable. This location could be part of the district if fronting onto Major Mac. Outside the box thinking would be a plan to re-acquire the frontage, thus reversing the poor planning ideas of the 80's.</p> <p>Lsg the taxpayers decide</p> <p>It lacks cohesion</p> <p>I have no idea, honestly. I leave that to those who are engaged to make such determinations.</p> <p>not knowledgable enough</p> <p>signage is good</p> <p>Currently its not being preserved properly or enhanced it needs to be more attractive</p> <p>See previous answers Some improvements like the mcnaughton shared pathway- but need much more of this, and more connectivity so things don't just end! More long term planning!</p> <p>Does not have a sense of place</p> <p>The cemetery, recently has become more pedestrian friendly. I live on eagle rock way and that is the closet little park or getaway. It's very safe, clean and welcoming! very unique for an ontario town to have such a lovely place to walk through</p> |
| | <p>Strengths. There are many heritage buildings or property with good bones that can integrate with modern fabrication and interested groups of residents and builders. Weaknesses. Residents or builders that are not respectful or understand heritage.</p> |

| Survey Question | Responses |
|--|--|
| <p>Please tell us what you think are some of the opportunities/threats facing the Maple HCD?</p> | <p>The amount of mid-rise buildings popping up over the years. They're too high density for the existing infrastructure and they don't fit into a heritage site.</p> <p>We have the opportunity to control the destruction of our resources by identifying the trees and woodlots in the MHCD. Too many high density developments negate our conservation efforts.</p> <p>Traffic</p> <p>Demolition</p> <p>Maple , known by the Maple Trees is facing a threat . To many compact townhouses , traffic etc.. That little town of Maple is no longer and Now turned into a City and crowded.</p> |

| Survey Question | Responses |
|-----------------|---|
| | Traffic cogestion |
| | More people coming to maple because of its uniqueness |
| | traffic |
| | Opportunity of increasing density near Go station, potential to redevelop massive parking lots, increasing go service Threats: Covid impact on restaurants, difficulty of walking from surrounding neighbourhoods discouraging village amenities, nearby big box stores cannablising small businesses |
| | Stop building |
| | The heavy traffic on Keele Street southbound and northbound does not make it pedestrian and family-friendly for Heritage type activities, shops, cafes, sitting and walking areas. |
| | Potential development of city hall lands - Upcoming GO Expansion (new bridges should enhance the area and be pedestrian-friendly) - The province's MTSA designation around transit stations (which may be a good thing if done right) - Lack of funding and no coordination with other city departments |
| | Aggressive residential development in the area. Road traffic/pollution effects on older buildings. |
| | Developers. And probably new Ontario building laws. Possibly developer connections within city hall, granting permissions not in the community interest. |
| | There's increased pressure to develop residential and commercial properties to meet the needs of a growing population. Any new construction should suit the character of the neighbourhood. |
| | Planning guidelines seriously need to be recreated to reimagine a proper urban (rather than suburban) downtown. |
| | Councdllers Developers Builders and the Mayor are the primary threat |
| | Many old buildings sit vacant for years while I guess decisions are being made. That detracts from the neighborhood. These things should be able to move more quickly. A couple of examples are the homes on Keele just south of Barrhill. And the home next to Shoppers drug mart. They have been vacant for over 3 years now. An opportunity: the intersection of Keele and Major mackenzie is dull and lifeless and is not very pedestrian friendly. Consider ways to revive it. |
| | Again, i have no idea and will leave that determination to those who have been engaged to make it. |
| | will take a long time to replace the big trees that used to be along Major Mac and Keele - that family members in their 80's have described to me |
| | None |
| | housing developments |
| | I have mentioned opportunities, add more small businesses that people would like to visit and shop at similar to Niagara on then lake, with alluring streetscape and lighting with fun for families for all seasons and inns and restairants |
| | Opportunity to create a more connected community with maple at the centre. |
| | Development. |
| | Over building and neglect |
| | Taking advantage of side streets to improve activation |
| | Opportunities: more green space, places for shade . weaknesses: there are clusters of older or not signifalcabt buildings for sale on major Mac - worried about what might go up there. |
| | See number question 10. |

| Survey Question | Responses |
|--|---|
| Do you have any other comments about the MHCD Plan Update that you would like to provide? | We need to look at the whole development plan and how it relates to the MHCD , not only the specific heritage structure that borders the Plan. |
| | Please upkeep the landscaping and floral features in the area. 2020 was horrible. |
| | No |
| | No |
| | I believe there Should be a focus on converting area four way stops into roundabouts |
| | Stop building |
| | I think I have said enough... I would like to follow your meetings and hope some of these suggestions are adopted. |
| | Please look at tangible improvements and make sure to create a great neighbourhood, with an amazing public realm and architecture. The HCD definitely needs to be reviewed and I hope your team uses this opportunity wisely. Thanks for considering my comments! |
| | I understand the objective to preserve the HCD, but it would be great to see an approach to celebrate/create awareness of the area within the local and wider community. |
| | No |
| | Please make this a major priority at city hall. |
| | Not at this time. |
| | No, thank you. |
| | None |
| | community funding for entrepreneurs to inhabit the space, 5 year rent caps due to covid |
| | no |
| | Need for more safe options for active transportation on BOTH sides of the road. Not just one. More long term solutions More paved and non paved trails |
| | Preserve! |
| Please preserve and respect Maple for it's history. It can be further enhanced, but please respect its history and preservation in future development. | |
| more commemoration, more awareness of the district and love the greenery and new landscaping | |
| | Maple proper needs to move faster in establishing it self as destination place to go or it will vanish. |



APPENDIX C

Statement of Cultural Heritage Value

STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION OF HISTORIC PLACE

The proposed Core Maple HCD is located in the City of Vaughan, Ontario and includes portions of Keele Street between Masters Avenue and Church Street and Major Mackenzie Drive between Jackson Street and Hill Street. The proposed HCD consists of a mix of residential and commercial properties, places of worship, and a cemetery that reflect a concentration of the remaining historic properties from the former Police Village of Maple. The proposed HCD consists of the historic village core of the crossroads village that centered around the intersection of present-day Keele Street and Major Mackenzie Drive and extended eastward past the railway tracks, which historically included residences, places of worship and commercial/service establishments that supported the village population.

HERITAGE VALUE

The proposed Core Maple HCD boundary is located within the historic core of the former Police Village of Maple, in the City of Vaughan, Ontario. Maple was originally established as Noble's Corner, and was later known as Rupertsville following settlement near the intersection of present-day Major Mackenzie Drive and Keele Street in the mid-19th century by the Noble family and the Rupert family. The name of the community changed to Maple around the turn of the 20th century when the former Ontario, Huron, and Simcoe Railway line was purchased by Canadian National Railway and the station was re-named Maple. Local legend suggests the village was named "Maple" due to the presence of maple trees that once lined Keele Street within the village.

The proposed Core HCD boundary reflects the remaining concentration of heritage resources that date to the period of significance for Maple, from its establishment as a crossroads hamlet in the mid-19th century, the establishment of the railway line in the mid-19th century, its creation as a Police Village in 1928, and to the decades up until the Second World War. Following the Second World War, the community began to change from a small rural village into a more suburban centre connected to the Greater Toronto Area. Some of this development is also reflected in the core area of Maple with the presence of mid to late 20th century commercial plazas and early 21st century townhouse developments.

The proposed Core HCD also extends eastward past the railway tracks to include the historic Maple United Cemetery and residential properties adjacent to the cemetery. The eastward connection is also reflective of the connection between the community and the railway line, which when established in the 1850s accelerated growth in the rural crossroad hamlet. While the character of the eastern area has changed with contemporary alterations to the streetscape and railway crossing, the eastward stretch is a significant historical connection to Maple's past. The lands including the railway station themselves have not been included in the proposed HCD boundary as they are owned by Metrolinx and are not subject to Part V designation.

The remaining heritage resources in the proposed Core Maple HCD are typically low rise (one-and-one-half to two storey) single detached residences with a small number of places of worship and commercial structures that reflect the history of the community as a former rural village. Over time, some residential structures have been adapted for commercial use. The architectural character contains a range of styles, notably vernacular, Gothic Revival, and Arts and Crafts/Craftsman and Queen Anne that reflects the periods of construction and the rural village character of the community, particularly in the understated nature of the design of most buildings.

Sections of the proposed Core Maple HCD boundary include remnants of a mature, intact, village streetscape, particularly evident along Keele Street between Killian Road and Masters Avenue. This

section of the proposed HCD is composed of primarily single detached residences from the late 19th and early 20th centuries, but also encompasses an early 20th century church. The streetscape is enhanced by mature vegetation, and landscaped/vegetated lots. This area and the remaining streetscapes in the proposed HCD boundary along Keele and Major Mackenzie Drive with late 19th and early 20th century residences (some converted to commercial use) contain a collection of properties that share similar height, setbacks, massing, and era of construction. Together, these resources create a streetscape that defines the core character of Maple and reflects the remaining village character of the community.

The properties surrounding the intersection of Major Mackenzie Drive, Richmond Street, and Keele street have been included in the proposed Core Maple HCD boundary for historical reasons. While they contain developments that are not traditional to the rural village character of Maple, the intersection itself is the key location where the settlement was first established and from which Maple grew. Inclusion of these properties is an important factor in maintaining the overall village character so that change in this area can be managed over time to be compatible with the rest of the HCD and support a village character, including future developments, streetscaping, and transportation planning.

HERITAGE ATTRIBUTES

The following attributes have been identified as reflective of the cultural heritage value or interest of the Core Maple HCD:

- The concentration of mid-to-late-19th century and early 20th century residences, commercial properties, places of worship and Maple United Cemetery centered primarily around the intersection of Major Mackenzie Drive and Keele Street
- Architectural details and features related to mid-to-late architectural styles associated with the significant period of development of Maple as a rural village, including vernacular, Gothic Revival, and Arts and Crafts/Craftsman and Queen Anne
- Predominant use of red brick as an exterior cladding material
- Cohesive use of materials, setbacks, building heights that contribute to a unified low-rise streetscape
- Consistent low-rise character of buildings between one and three storeys in height
- Mature trees, landscaped lots and vegetative features that support the historic village character
- Historical connections to the intersection of Keele Street, Major Mackenzie Drive and Richmond Street that relate to the establishment as a rural crossroad hamlet
- Historical connections eastward to the railway line and railway station that accelerated growth in the community in the mid-19th century